THE WEEKLY SUN

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RURAL CUSTOMER

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Rancho San Carlos Zoning, Density Debated

By Carolyn Rice

Differing with the Planning Department, the county director of environmental health opposed granting Rancho San Carlos 40-acre density zoning until more is known about the water available for development of the huge land tract.

"The proposed rezoning of Rancho San Carlos to a 40-acre density is premature at this time," Walter Wong said in a letter to the Planning Commission which heard four hours of testimony Nov. 18 on what land use designation should govern 16,967 acres of the 20,000 acre property. Public comment was about evenly divided.

"The information submitted to this department is not only insufficient to establish whether the water resources are adequate to support the proposed level of development, the well information supplied to this department is inconsistent with the information supplied by the well drillers. The Health Department would recommend that the Planning Commissioners approach this rezoning proposal in a more conservative manner."

According to information in an Environmental Impact Report (EIR), the ranch owners drilled some 25 wells in a search for water but did not say what they found.

With the supervisors' chambers filled with about 100 people, Tom Gray, managing partner for the ranch, asked commissioners to go a step beyond adopting zoning for the ranch and approve a land use map. It was the first county-level hearing on the ranch since it was purchased for $70 million by the Pacific Union Co. of San Francisco in 1990.

Commissioners took no action after hearing from more than 30 individuals. They continued the matter until Jan. 27 and formed a subcommittee to study issues brought up during the hearing.

The county planning staff recommended a density of a unit for each 40 acres for the ranch along with a "comprehensive planned use" overlay. The Monterey County General Plan and Greater Monterey Peninsula Area Plan (GMPAP) would have to be amended to include the new land use designation. Nearly 17,000 acres of the property are in the GMPAP, some 2,500 are covered by the Carmel Valley Master Plan (CVMP) and 600 are in the local coastal zone.

Rancho San Carlos managers handed out a document which said their proposal is for 280 market rate home sites, 50 employee units and 150 hotel rooms for a total of 480 units on the portion of the ranch covered by the GMPAP. County staff has recommended a total of 424 units with 275 market rate homes, 49 employee homes and 100 hotel rooms.

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DOLLS CREATE a Yule choir at the Homecrafters Show at Sunset Center. See page 10 for a story and more photos.

Mayor Wants City to Help Sunset Redo

Mayor Ken White took a firm stand Thursday in support of the city spending an estimated $30,000 in seed money to launch the multi-million dollar renovation of Sunset Center despite the city's budgetary problems.

Although he said he couldn't speak for the whole council, White said, "It's time now. It's time to spend some money on buildings that people use."

Some members of the Sunset Center Renovation Task Force expressed doubts that the City Council would approve funds in the face of staff layoffs. But White declared that if any of the Task Force members don't believe the funds required for the project can be raised, "We don't belong on this committee."

"We've got to be sensitive to the City Council and the mayor," said Committee member David Benjamin. "We have in this town a tiny budget with staff being laid off and very few employees to begin with. We can't put the council in the position of not knowing whether it can be done. Before we can effectively ask Ken we have to feel very strongly that we can move forward."

"It's a visceral topic," White insisted. "The community has to have it. They love it. I've talked to fund raising people on the peninsula. This can be raised. I think it can be done. Say it to yourselves ten times as you drive home, 'It can be done.'"

"That money is out there," said Brian Donoghue, director of the community and

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TRO Requires List of All Employees in Carmel

By Isabelle Hall

A proposed Trip Reduction Ordinance (TRO) requiring a list of all the people who work in Carmel, the neighborhoods where they live and how they get to work sailed through the Planning Commission despite concerns that it could be an invasion of privacy.

The annual survey of employees would be required for issuance or annual renewal of a city business license. It would include other employers such as banks and the city which do not require business licenses. The information would then be fed into AMBAG's Ride Share countywide computer base and disseminated for the creation of car pools. City studies have found that more than 5,000 people work in Carmel, a city of some 4,300.

The proposed ordinance described as a "stop gap measure" by Acting Planning Director Brian Roseth now goes to the City Council for approval.

Alan Williams, chairman of the Ad Hoc Parking Committee which supports the program and one of just two persons in attendance at the Nov.18 hearing, and Vice Chairman Brian Congleton raised the issue of privacy. Williams said some of the women on his staff "are very concerned that they'll be on a list with street addresses identified. It may be more appropriate to describe locations."

"I don't know that we can force employees to submit," Congleton said. "It's an

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Freeway Changes Detailed at TAMC

Caltrans officials showed off plans for a "gentler" Hatton Canyon Freeway Monday at the Transportation Agency for Monterey County (TAMC), saying it would lessen visual and environmental impacts.

Opponents of the proposed 2.8 mile extension of the Highway 1 freeway past Carmel weren't impressed. Referring to Caltrans' computer-generated photos of what the new design would look like, a spokeswoman for a coalition fighting the freeway in court said the photos were mostly notable for what they didn't show.

The agency took no action, but placed the freeway on its January agenda for fur-

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Historic Preservation Ordinance Goes to Council

A proposed Architectural Preservation Ordinance that would put any designated house or site under strict city controls passed the Carmel Planning Commission unanimously Nov. 18. It goes to the City Council Dec. 8.

Chairman Bruce Kibby, Enid Sales and Buz Hoever, all members of the Architectural Preservation Committee established by the City Council in 1988 to come up with such an ordinance, urged approval as did Roger Newell, president of Carmel Heritage. Newell said Carmel was the only city in California without a preservation ordinance. The measure passed 6-0 with Commissioner Ed Jordan absent, and seemed certain of council approval.

Describing it as being "like giving the city the deed to your house," one informed observe speaking off the cuff said he could not imagine anyone wanting such a designation because of all the restrictions it carries. The ordinance specifies that no house or site would be designated as an architectural, cultural or historic resource without approval of the owner.

The ordinance will supersede the Village Preservation Ordinance passed two years ago which was never implemented for lack of interest.

Vice Chairman Brian Congleton said, "We should provide more incentives. If we can develop additional incentives, we will develop a greater ability to preserve our properties."

But only former commission chairwoman Carla Ramsey raised any questions at an hour-long public hearing on the ordinance. She questioned the provision that houses 50 years or older would be considered, asking what portion of a house would be involved when so many Carmel houses have been expanded over the years, sometimes several times. She also expressed concern that designation be voluntary.

Planning Director Diane White, attending her last official meeting before leaving to take another position, told Ramsey the 50 years was "a general guideline. It's just a starting point." She said the

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LETTERS

Supports Rancho San Carlos Plan

In the artlcle on the Rancho San Carlos "EIR Draws Extensive Comments" your Nov. 12, you referred to the Carmel Valley Golf & Country Club Homeowners, Inc.'s comments that were made on the early 1990 draft EIR. Since then we received and reviewed the April, 1992, SEIR and have become more knowledgeable of the proposed project.

We submitted a comment letter to the county in June, 1992, which reiterated the traffic and water supply issues which need to be further addressed during the continued development and planning process. However, we are in general support of the planned development of the beautiful vast acreage.

The Rancho San Carlos partnership's stated attention to the preservation and environmental protection of the wildlife and existing natural resources is noteworthy. Their proposed plan to distribute more evenly the limited development on the ranch appears sensible. Considering future alternates to this vast property, it is our opinion that the proposed ranch provides major assurances of maintaining the natural beauty of this area with minimal effects to neighboring properties.

Fred Hollenbach
Carmel Valley Golf & Country Club Homeowners, Inc.

Questions about Evangelist's Threat

Re: Possible lawsuit against Tularcitos School by Evangelist Robertson, as reported in the Nov. 12 *Sun*.

Will there be taxpayers' money involved in fighting against fundamentals of the Bible?

Is the administrator to blame for being in a position where he must act according to a law that says we cannot even wear a shirt adorned with moral biblical statements? This, so as to insure separation of church and state. How far does he need to go in his job? Will he need to act against people on school grounds having a private conversation among themselves about God? And will he be skilled enough to spot the affirmations of all the other religions such as "new age consciousness?"

Is Mr. Robertson to blame for wanting to stop the spread of this thing which, if it goes far enough, will have us all looking over our shoulders in this country in fear of "big brother?"

Didn't our forefathers draft our Constitution under the ideals of religious freedom and freedom of speech, instead of trying to snuff out our individual or collective ideas of faith?

Our elected officials need to hear how we really feel about this. Let's write 'em.

Jere K. Lanini
Carmel Valley

School district officials said they have heard nothing further about a possible lawsuit since Robertson mentioned one on his Nov. 3 700 Club telecast.—The Ed.

Straightening Out La Playa's History

I enjoyed your article about Carmel's La Playa Hotel (*Sun*, Oct. 15). However, you perpetuated a myth about the artist Chris Jorgensen which I would like to correct for the integrity of California art and architectural history.

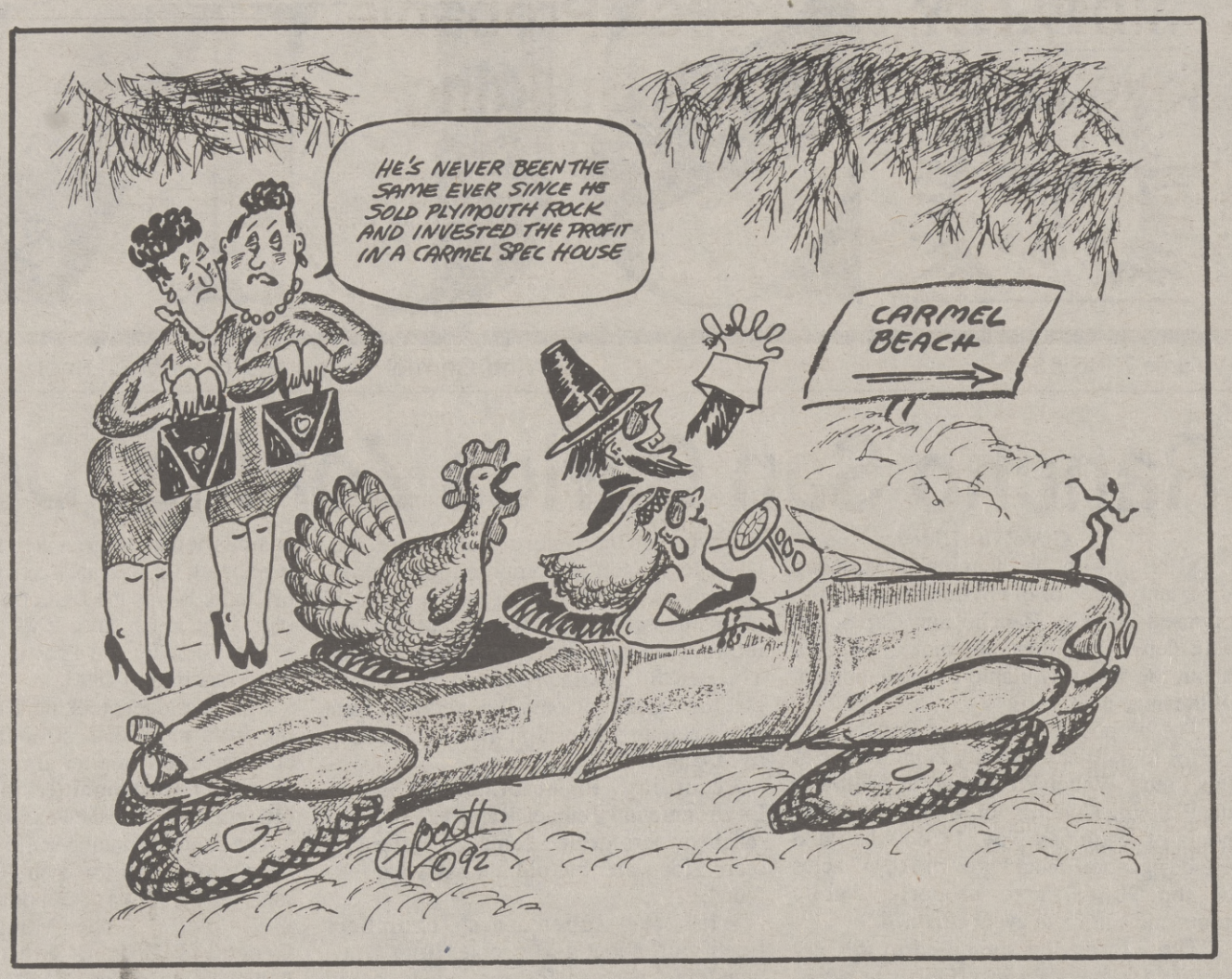
First, the Jorgensen's Carmel stone home was not built in 1902 but from 1905 to the summer of 1907.

Second, in 1907, one hardly would have called Angela Ghirardelli Jorgensen "Chris's bride." The couple had been married for 19 years and long before had established their family, a son and daughter almost teen-aged.

Third, there was no swimming pool in the Jorgensen's Carmel house; that structure was added later to the hotel.

Fourth and finally, Mrs. Jorgensen did not drown in Carmel Bay in 1909. That tragedy happened to her niece. There never has been any direct evidence to link Alida's death with the Jorgensen's decision to sell their Carmel house. Obviously the family must have suffered sadness. Alida was the daughter of Angela's favorite brother. She also had been one of Chris's most brilliant art students in San Francisco. All facts point to the fine salesmanship of a young real-estate developer named Samuel F. B. Morris who chose Jorgensen to be the first artist to build a studio in Pebble Beach.

Betty Hoag McGlynn
Carmel


HE'S NEVER BEEN THE SAME EVER SINCE HE SOLD PLYMOUTH ROCK AND INVESTED THE PROFIT IN A CARMEL SPEC HOUSE
CARMEL BEACH
Goodt '092

Did Board or Council Supervise Cuts?

There seems to be ongoing interest and confusion over the new hours and staff reductions at the Harrison Memorial Library. According to a library spokesperson, library staff has been reduced 42 percent and hours by 30 percent. But when I looked up the library budget in the City's 1992-1993 budget document, the library staff totaled 29 persons: 14 full-time (35-40 hours/week) and 15 support staff (about 16 hours/week).

Now the library has 19 employees. This is a 35 percent reduction in the number of staff, but not a 35 percent reduction in the number of full-time staff or their hours. This is because most of the frozen positions and layoffs were part-time positions. I suspect total salary and benefit costs won't decline by 42 percent (or some $272,000), either!

My guess is staff reductions saved less than $90,000 in direct costs or about 15 percent of the total payroll. So a 30 percent decline in services saves only 15 percent. Seems odd.

Some other facts: On a per hour worked basis, a full-time library employee costs some 270 percent more than a part-timer. Or while some 3,800 residents hold library cards, this is less than half of the total number of cards issued—but non-residents pay nothing to use our library.

And the 60,000 items (about 16 per hour) checked out by residents last year cost an average of $11.32 each to borrow and take home. And what happened to the funds raised by the Library Foundation? These amounts were not mentioned in the budget hearings or anywhere else.

I wonder what percentage has been spent on needed library materials? And just think what we could do with $250,000 in yearly interest we don't have because we built the annex. That would easily restore the hours, the 161 periodicals canceled and the 55 percent cut in the book buying and reference materials budgets.

And soon after the Library received a $250,000 gift from the Buck Foundation for local history, the archivist was laid-off and the hours cut to only 16 per week.

From all accounts, the Library Board of Trustees and the City Council have failed to supervise the manner in which these cuts have been made, let alone required staff to present a range of options for maintaining services. These folks are the guardians of our library and have failed to call the shots, instead letting staff make all the decisions.

Our first priority, however, must be to keep the main library open to the fullest extent possible, and we must be prepared to change things around to make sure that happens. It's also very disappointing our elected officials have remained silent on this issue. Where are they, anyway?

Howard Nieman, Jr.
Carmel

A Disservice on Behalf of Sierra Club

I have a great deal of respect for the Sierra Club. It has done a lot to educate us about our natural surroundings and to protect the environment.

I am saddened when someone knowingly makes false and misleading statements ostensibly on the Sierra Club's behalf.

Because I own property bordering Rancho San Carlos, I was on the Planning Commission field trip and attended the hearing. On the field trip, Don Gruber and I talked about the smoke that could be seen in the air from Hall's Ridge. I told him I thought it was a controlled burn.

At the hearing, Mr. Gruber spoke, he said, on behalf of the Ventana Chapter of the Sierra Club. He showed a photograph which he had taken from Hall's Ridge on the day of the field trip of the smoke in the sky.

He intentionally misled the Planning Commission into thinking that the smoke was air pollution from cars and homes. The Monterey Bay Unified Air Pollution Control District knows better. It knows that on Nov. 12, 1992, the smoke in the sky was from a range fire near Gilroy.

The misrepresentations made by Mr. Gruber did a disservice to the Planning Commission, Rancho San Carlos and the good name of the Sierra Club.

Bill Patterson
Carmel Valley

Library Offers Thanks for Survey Aid

What a fine job you did with the survey/planning information you ran for the Harrison Memorial Library in the Nov. 12 *Sun*. Thank you for your thorough and accurate work, and thanks for donating the space.

Lettie Bennett
Harrison Memorial Library

Happy Thanksgiving to All Our Friends and Readers

The Sun office will be closed Wednesday afternoon and Thursday. The regular schedule resumes Friday.

The Folks at the Sun

Everybody likes to read interesting, provocative letters to the editor. Write to *The Weekly Sun*, P.O. Box 931, Carmel Valley, CA 93924-0931. Include your name, address and telephone number. Please keep it as short as you can and still make your point.

We prefer a clean, typed or printer-created original; that allows us to scan it and enter it into our computers without someone having to retype it. For the same reason, if you do use a typewriter or computer, please do not use all upper case letters. We will assuredly accept handwritten letters, but do please keep them legible. Thank you.

THE SUN

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History Society Faces Probable Move from Old Bank Building

By Stan Hall

Directors of the Carmel Valley History Society face a dilemma—move out of the old Bank of America building they have used rent-free for two years, rent it for some $700 a month or purchase it for around $600,000.

Several directors told the *Sun* they would vote against trying to purchase the building in the center of Carmel Valley Village from owner Roy Woods at a second special board meeting Tuesday night. The meeting was held after the *Sun's* holiday-shortened press time.

"It's a bad time to try to raise money for museums and the like," Society President Ellsworth Gregory said, referring to depressed economic conditions. Directors T. Frank Quilty and Marvin Pylate said they tended to agree that trying to purchase the building would be too much for the 225-member society to attempt.

In a memo to other directors on his meeting with Woods, Quilty said: "I suspect there is some negotiating room, but I also know he is a hard bargainer. I would estimate we would be looking at at least $550,000."

At a special board session Thursday night, directors voted to investigate the feasibility of purchasing the property, but they declined to go along with Director Stew Clough's appeal that they should make a commitment to buy it.

"It's strictly and wholly up to this board to make it happen," Clough argued, urging his colleagues to vote to go after the building. "(If we make a commitment) then others will come in" with financing help.

"I can't do that," responded Quilty, explaining that he thought Woods might ask as little as $400,000 and as much as $600,000. He said he couldn't go along on a vote to commit to trying to buy it without knowing what Woods was asking. "From $400,000 to $600,000 is a pretty big swing."

Quilty then agreed to contact Woods and report back whether Woods was interested in selling and his price and terms.

Quilty said Woods told him he wanted $600,000 for the building, and would carry the remaining paper on it for some 10 years at approximately 9 percent interest if the society would pay $150,000 down.

Noting that Quilty figured the monthly debt service would be about $5,200, Gregory said he did not think members of the board,would be willing to commit the society to such a responsibility, with the possible exception of Clough, a Valley plumbing contractor. He said the society had only about $12,000 in its building fund presently.

Woods also told Quilty he would be willing to rent the bank building to the society on a month to month basis for about $700 monthly.

The first special meeting was called after Woods informed Gregory that he wanted the History Society to vacate the former bank property by the end of the year. In reporting his conversation with Woods, Gregory said: "He's been very generous. He's been more than fair."

Woods has allowed the society to use the large building for $1 a year. Some two years ago, the society announced plans to try to purchase the building and renovate it, including making the exterior more rustic. But the plans never materialized.

Opening the Thursday night meeting, Quilty, a financial planner, estimated the cost of purchasing the building and remodeling it at around $1 million.

"I'm not sure how you go about raising $1 million," said Quilty, who is chairman of the society's fundraising committee.

After Clough's appeal for a commitment from the board to buy the building, Director Don Cummings, saying he was playing the devil's advocate, asked: "Are we biting off more than we can chew? Maybe this building is too big for us right now. Maybe we should start smaller and work up... Are we trying to solve too big a problem with too little money?"

The society has been using the building as a place to sort out and store its collection of artifacts, records, paintings and memorabilia from the Valley's past.

"There are not many places big enough to put this stuff," said Pylate. He later told the *Sun* the material probably would have to be packed up and stored. "Where exactly, we don't know," Pylate said.

Gregory said he thought a space 20 by 30 feet would be needed to store the material, adding that the society's recently purchased Indian artifact collection and its computer would need to be in a secure place.

When Quilty suggested at the Thursday night meeting that the board should poll its membership before making a decision, Clough objected.

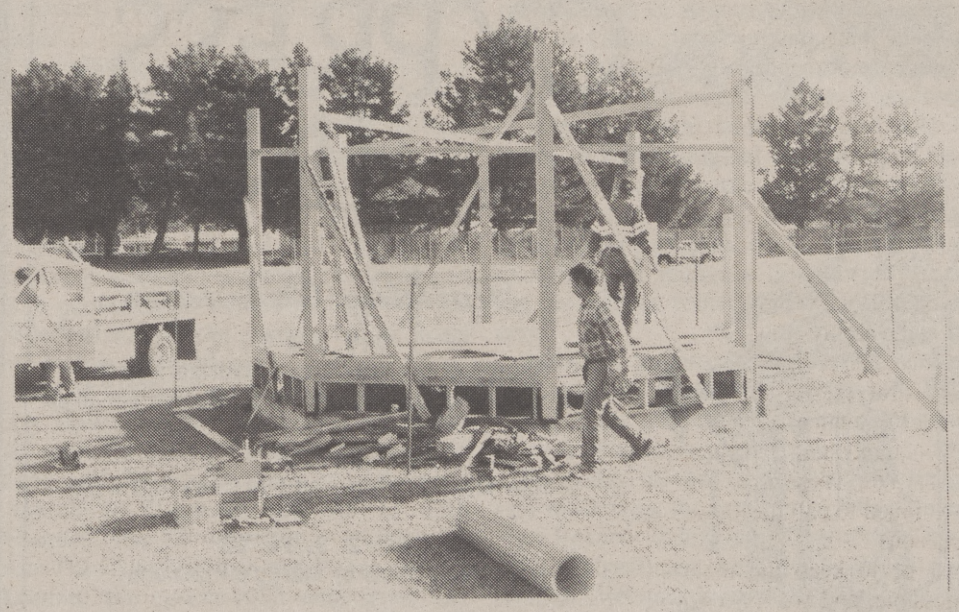
"We're not going to get any place asking the membership. This board must decide if it's in our best interests to buy the bank building. I think it's up to us to structure a way to do it. Nobody from the membership is going to come up with a way to buy it. If the membership didn't want us to buy this building, we would already know it."

"I've heard a lot of criticism of us for trying to get this building," Quilty said, "(People) say we're really reaching."

Gregory made the motion that Quilty should contact Woods to determine a price and terms. Cummings seconded it, and the board went along on a voice vote in which no opposition was heard.

At one time, the History Society was seeking a place at the Cooper Ranch addition to Garland Park for an office and a place to display at least some of its collection. But that idea has not been vigorously pursued by the society lately.

MEMBERS OF THE HISTORY Society board met in special session to consider their next move after being told by the owner of the old Bank of America building in Carmel Valley Village that the society must vacate by year's end the property it has used rent free for two years. *Sun photo by Stan Hall*



TAKING SHAPE in Carmel Valley's Community Park is a gazebo donated by a still anonymous benefactor. The structure, said to cost close to $27,000, will be completed in a month. Randy Randazzo of the park district board said a plaque will then be attached to the structure and the donor's name will be known. *Sun photo by Stan Hall*

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SHERIFF'S LOG

BIG SUR. An employee of Post Ranch reported the possible illegal use of a credit card at Los Laureles Lodge in the Valley, but employees there said they had no record of any illegal use. 11/16.

VILLAGE. A man reported a burglary at his guest room during an estate sale Sunday. He said figurines of a rooster and a hen and a leaf blower were taken. He put the loss at $400. 11/16.

RIO ROAD. A Carmel man, cited in the morning for the theft of a pint of vodka from Longs Drugs in the Crossroads, was arrested and jailed some four hours later for allegedly taking a 1.75 litre bottle of whiskey. 11/16.

Mystery Dress Purchase

CARMEL HIGHLANDS. A man who lives on Pine Way reported someone used his Wells Fargo MasterCard to purchase a semi-formal dress costing $221 by mail. He said when it was delivered to his front door by Federal Express, someone came moments later and took it away. 11/17.

VILLAGE. A woman said someone threw a container of baby food over the fence at her Carmel Valley Road home, smashing it against the side of her house. 11/17.

CARMEL RANCHO. A Corte Madera woman said she lost a plastic packet containing her drivers' license, a Visa Card and her Social Security car in the Barnyard. 11/19.

CARMEL. High school authorities said they had a student in custody for smoking marijuana. 11/19.

Suspicious Jewelry

RIO ROAD. A man at the Crossroads Jewelers reported a suspicious-looking man was trying to sell an estimated $7,500 worth of jewelry. He was gone when a deputy arrived. 11/19.

VILLAGE. A clerk at M. J. Murphy's said a customer came in angry that a check he gave the firm on an account with insufficient funds to cover it had been sent to the district attorney's office. 11/19.

VILLAGE. A man reported his 14-year-old daughter attempted suicide. She was taken to Community Hospital. 11/19.

CARMEL. The owner of Carmel Convalescent Hospital reported the theft of a ring belonging to one of his patients. 11/20.

EAST VALLEY. A man was subsequently arrested and taken into custody after his father reported the son was holding his mother in the family home after hitting her with his hands and with a shotgun. 11/20.

Lost Man Found

CARMEL. A man found lost and disoriented near Carpenter and Valley View was determined to be an Alzheimer's patient who had wandered away from Carmel Convalescent Hospital. He was returned. 11/20.

VILLAGE. A man said his home on Los Robles was burglarized between 12:30 and 5:45 p.m., with TVS, VCRs, a .22 caliber handgun and a silver tea service being taken. 11/21.

VALLEY. A 15-year-old girl was cited for shoplifting beer from the Mid Valley Safeway. She was released to her parents. 11/21.

VALLEY. A clerk at Fox Hill Restaurant reported two intoxicated men were causing a disturbance. Contacted by a deputy, the left. 11/21.

VILLAGE. A Marina woman said a man approached and accosted her in front of the Carmel Valley Community Youth Center. He was gone when a deputy arrived. 11/21.

CDs Taken from Car

CARMEL RANCHO. A woman reported a friend's vehicle was burglarized while parked in Brinton's lot from 9 to 10 a.m. Taken was a CD player and some 80 CD discs, she said. Entry was gained by breaking out the passenger side window. 11/22.

CACHAGUA. A man from Prince's Camp reported both wells serving the area had been turned off, causing a 10,000-gallon water storage tank to drain dry. He said the culprit climbed over a strong fence to reach the valves, and estimated it occurred about 48 hours before the water was all gone. 11/22.

RIO ROAD. A 32-year-old woman from Lomita, Calif., was arrested in front of the Crossroads Safeway on charges of DUI. 11/22.

Small Pistol Found

CACHAGUA. A woman who lives in Trampa Canyon reported finding a .25 caliber handgun along Cachagua Road near Trampa Canyon. 11/22.

VILLAGE. A Carmel Valley woman telephoned from the Running Iron saying she had lost her car keys but also had drunk too much. A deputy gave her a ride home. 11/22.

Toll-Free Highway Number

Motorists in Monterey, San Benito, San Luis Obispo and Santa Barbara counties have a new toll-free highway information number in time for holiday travel.

The new number is 1-800-427-7623. It gives the latest information on road conditions and delays from weather, accidents or construction.

SMOKE RISES VERTICALLY from Point Lobos during a controlled burn of the underbrush in the reserve close to Highway 1. The burn took several days, starting last week. *Sun photo by Isabelle Hall*

Burglars Hit Village Businesses, School

Burglars who gained entry by breaking out windows apparently looking mostly for cash hit at least four Carmel Valley Village businesses and Tularcitos School Monday night.

Convenient Medical Care on Ford Road reported the largest loss, around $400, and Oak Deli on Carmel Valley Road estimated it lost between $200 and $250 in cash.

Principal Karin Camilli said the Tularcitos School office window was broken out and its petty cash taken, but none of its expensive computers or printers were bothered. She said not much cash was on hand.

At Carmel Valley Hair Center on DelFino Place, Chris Iremonger estimated she lost "maybe $25" and a large kitchen knife.

Last spring, youthful burglars hit in the same general area, taking money, kitchen knives and beer. Oak Deli said its loss this time included a case of beer and candy.

The thieves also hit the Carmel Valley Disposal Transfer Station near the school, but a spokeswoman said nothing was taken.

At Dr. Paul Tocchet's office, a receptionist said the thieves took some pills that were labeled as containing codeine, but passed up other powerful prescription drugs. "They weren't looking for drugs," she said.

Windows were broken out in most instances and doors were left open by the fleeing burglars. At Dr. Tocchet's, the thieves gained entry by prying out a front window and then cutting an interior screen.

4 CHS Freshmen Suspended for Pot Use on Campus

Four ninth grade boys were supsended from Carmel High School for smoking marijuana in a band practice room Thursday, according to Assistant Principal Pat Beebe.

She said band teacher Dick Robins smelled an odor when he entered the room and an investigation was begun. The sheriff's department was called and at least one student was cited for possession.

Beebe said board policy has been followed in dealing with the incident. The students will be expelled until Dec. 1 and will be required to undergo a chemical dependancy evaluation by an outside agency before being readmitted to school, she said.

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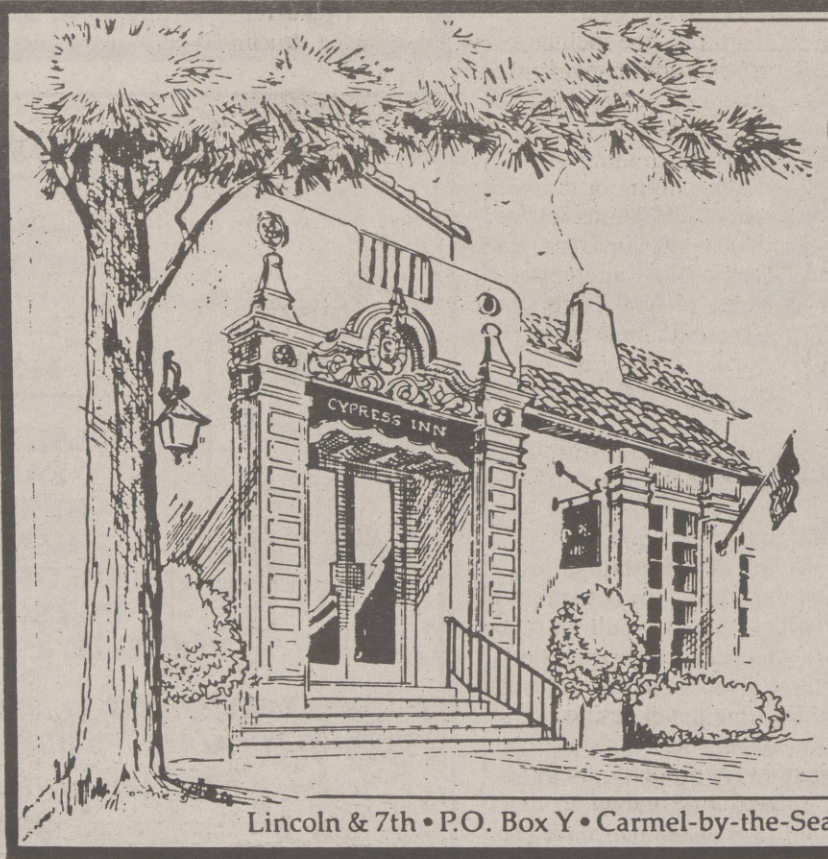

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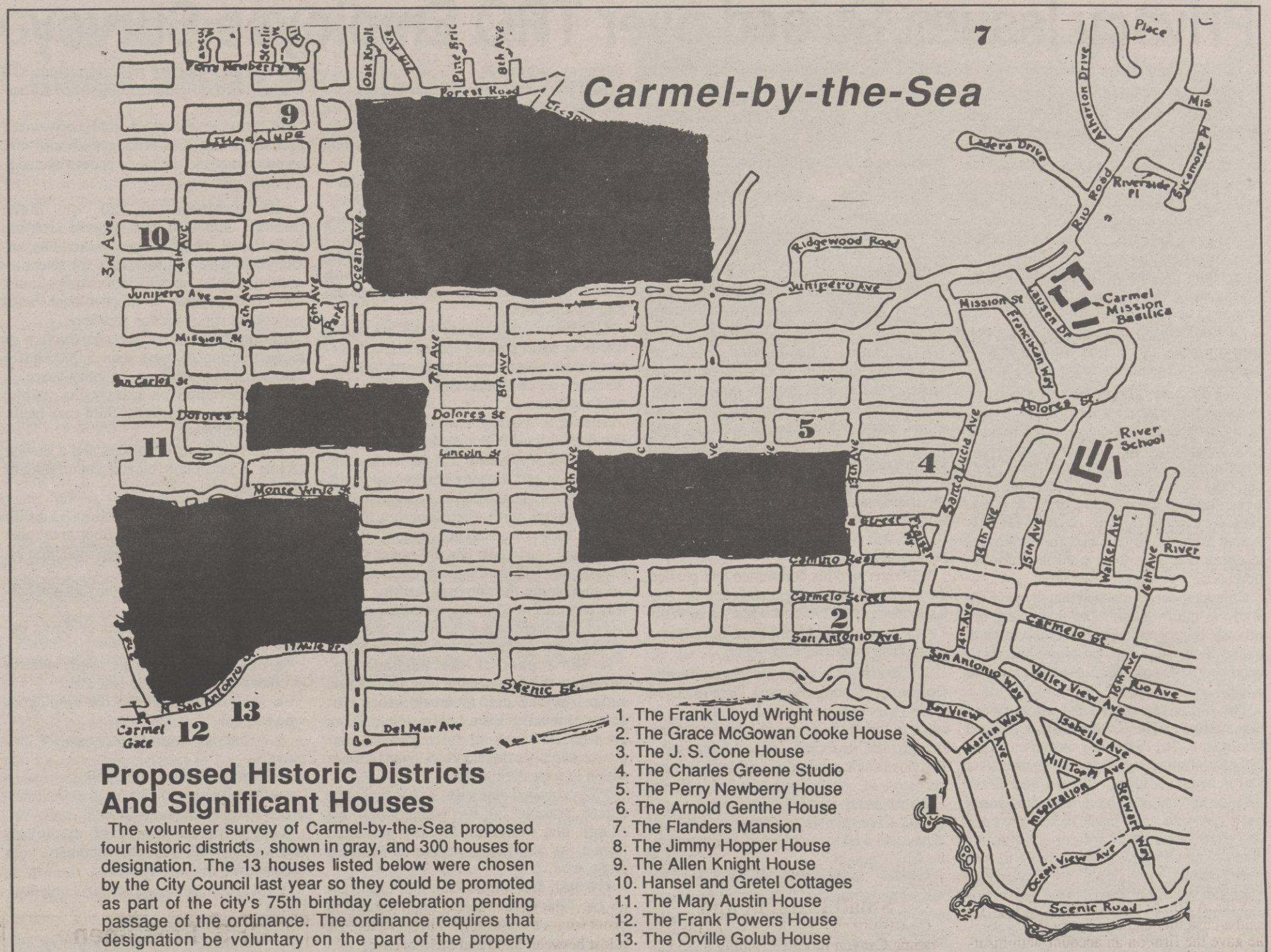

Proposed Historic Districts And Significant Houses

The volunteer survey of Carmel-by-the-Sea proposed four historic districts , shown in gray, and 300 houses for designation. The 13 houses listed below were chosen by the City Council last year so they could be promoted as part of the city's 75th birthday celebration pending passage of the ordinance. The ordinance requires that designation be voluntary on the part of the property owner.

Preservation Ordinance Goes to City Council

Continued from front page

Frank Lloyd Wright house, built in 1947 on Scenic Drive, was an example of a significant property not old enough to fall within that criteria.

Commissioners were concerned that the controls on demolition of a designated property be strong enough. City Building Inspector Tim Meroney assured them he goes through an extensive procedure now and has only condemned a house twice in the past eight years when "you could punch on one side and the other side moved. They really weren't habitable. It would have to go a long way before I'm not going to allow them to come before you.

"If a house is not more than 50 percent destroyed, I'm not going to let it be demolished."

The only building in Carmel which has a state historic designation is the Carmel Mission although the city did call the First Murphy House its first historic house at dedication ceremonies Oct. 31.

A volunteer survey of Carmel properties has been concluded under the direction of Sales and is ready to be organized by a professional surveyor. The city set aside $10,000 for the purpose before it ran into budgetary problems.

Out of 2,000 properties catalogued from City Hall files, 300 have been suggested for architectural or historic designation along with four large districts in the city: Lincoln to Carmelo and 9th to 13th Avenues; the 80 Acres area which runs from Forest to Junipero and Ocean to 11th Avenue; the commercial area from San Carlos to Lincoln and 5th to 7th Avenues; and Monte Verde to San Antonio and Ocean to 2nd Avenue. Thirteen individual houses also were singled out as significant last year pending passage of an ordinance.

Sales told the *Sun* that properties within an historic district would not be affected unless their owners wanted historic designation but the proposed ordinance contains a section which states:

"'Alteration of a Designated Architectural/Cultural/Historical (ACH) Structure or Site' means any exterior change or modification, through public or private action, of any designated cultural resource or of any property located within an historic district..."

Acting Planning Director Brian Roseth explained that the General Plan was clear that no historical designation could be made unless it was voluntary and a district could not be designated without approval.

Alterations in the ordinance include but are not limited to, "exterior changes to or modification of structure, architectural details or visual characteristics such as paint color and surface texture, grading, surface paving, new structures, cutting or removal of trees and other natural features, disturbance of archaeological sites or areas, and the placement or removal of any exterior objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the property."

Sales said the proposed ordinance was far less restrictive than similar laws in East Coast cities and contained incentives for owners to want such designation.

In order to be designated, a property must meet the criteria for determining signifigance which includes cultural heritage, a significant event, an important person, architectural distinction, notable construction, architectural detail, architectural innovation or a unique site.

The owners of every property put on the list will be notified and invited to meet with the committee and commence the process of requesting designation if they so choose.

Once a property is designated it would come under strict demolition rules unless it was determined by the building official to be "a hazardous structure that would cause imminent danger." Otherwise an application for demolition goes to the Planning Commission and no building permit for demolition can be issued for up to six months from the date the application is complete or 15 months if an Environmental Impact Report is required. No demolition permit shall be approved until new construction is approved for the site.

Any alterations to the exterior of a designated structure or site will require review and approval of the Planning Commission and must be:

- Compatible with the architectural style of the existing structure.
- Not eliminate elements that are required to maintain the essential form and character of the structure.
- Be compatible with adjoining structures and the use of such structures.
- Be consistent with the guidelines for the alteration of designated structures.

All applications for alterations must include plans and specifications to show the proposed change in architectural appearance, color and texture of materials and the proposed architectural design of the structure

Continued on page 18

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Privacy Issues Raised over TRO Employee Survey

Continued from front page

invasion of personal rights."

"The staff is very sensitive to identifying where employees live as a potential invasion of privacy and an invitation to mischief," Roseth said, suggesting the business owner could protect an individual's name. He said the requirement was in both the county and state TROs.

"What we have here is a muddying of the use of this information," suggested Congleton. "We better look seriously at allowing that employee to not allow that information be released."

"If I don't want to be part of a carpool, then my name doesn't have to go to anybody," said Commissioner Lindsay Hanna.

"If I don't want to be part of a carpool, then my name doesn't have to go to anybody," said Commissioner Lindsay Hanna.

"The point should be clarified," Roseth said. "A lot of people don't join carpools because they don't think anybody lives close to them. But I think someone should have the right to object." He suggested there might be a box for employees to check that they don't want the information used.

Congleton recommended that the staff design the questionnaire "so that I feel my privacy is protected yet not take the teeth out of their ride share program. We don't want people to sue because their name's on a list."

The ordinance passed 5-1 after a brief discussion with Commissioner Carl Livingston, Jr., dissenting because it also calls for eliminating 16 parking spaces on Dolores and Mission Streets and Sixth Avenue to create commercial loading zones on a one-year trial basis in the crowded downtown area. Only former commission chairwoman Carla Ramsey and Williams were present.

Roseth, who took over Nov. 23 as acting planning director when Diane White resigned, urged the commission to approve the ordinance and send it to the City Council as a stop gap measure to comply with state and county mandates so Carmel doesn't lose gas tax revenues and the chance to bid for some of the $1.3 million in federal grants and $302,000 in state grants connected with the program.

Based on the county ordinance, it calls for such things as requiring developers to put in bicycle racks and showers to encourage employees to use bicycles, and laundry facilities and child care for apartment or condominium complexes over a certain size.

Patrice M. Goodchild of the Transportation Agency for Monterey County (TAMC) which runs the program told the commission last month that Carmel already may meet state standards for a TRO but needed to write an ordinance anyway "because state law says you have to do it."

Livingston, who headed a major parking operation in San Francisco before moving to Carmel, strongly opposed passage of the ordinance because it was presented along with a resolution calling for a one-year change in parking regulations and loading zones.

"I hate to see us lose the general parking for trucks which are just there a short period of time," he said. "I hate to lose those spaces for people who would patronize businesses."

Williams said his committee had studied the truck parking problem and cited the San Carlos area from Neilsen's Market to Wills Fargo Bank as an example of how larger zones keep traffic moving better.

"I'd like to vote on these issues separately," Livingston said. "We're asked to do two things at once here. A year is much to long for a temporary truck parking change. We're losing 16 parking spaces. The business community will be very upset."

"Your point is well taken but I don't agree," Chairman Jack Kennedy told him. "The staff will forward your comments to the City Council."

"We're being very unfair to the business community," Livingston protested in vain. "I don't see why they can't be separated."

The resolution on parking calls for creating three commercial loading (yellow) zones at these locations:

- The east side of Dolores Street starting at the intersection with Fifth Avenue and continuing south for a distance of four parking stalls to the north edge of the first driveway curb cut.
- The east side of Mission Street starting near the north edge of the curb cut for the Carmel Plaza parking garage and extending north for a distance of five parking stalls.
- The east side of Mission Street starting at a point near the north edge of the library driveway curb cut and continuing north for a distance of five parking stalls.
- Enlargement of the existing loading zone by two parking stalls on the north side of Sixth Avenue between Dolores and San Carlos Streets.

It also would change all existing one-hour street parking spaces in the downtown area—except those on Ocean Avenue—to two-hour zones on a permanent basis.

The new loading zones were recommended by the Ad Hoc Parking Committee after studies showed that short loading zones were not used by trucks which, instead, double parked causing cars to line up behind them with their engines idling which "further leads to congestion, air pollution and frustration that are not compatible with the Village character of the City."

Lengthening the one-hour parking zones was recommended after committee studies found that there was a surplus of one-hour spaces and a shortage of two-hour spaces.

A third part of the package approved by the commission was a resolution authorizing the staff to develop such programs as making Vista Lobos a fee parking lot with free parking for registered employee carpools there and at Sunset Center which is a fee parking lot.

"We promised that Vista Lobos would be a free parking lot for residents. If we charge, that would not be fair," protested Hanna, the only commissioner to comment on the idea.

The staff also would look into extension of the Wave—a tourist bus system in Monterey—to Carmel; subsidized bus passes for employees; and development of a local shuttle for residents, employees and visitors, all programs that could put the city in the running for grant money.

In addition to the annual survey of employees, the TRO contains far-reaching requirements that would affect all new development, redevelopment and expansion of existing development in Carmel although they seem to have little to do with a little one-square mile village.

Any application for the construction or reconstruction of more than three but less than 20 residential dwellings must:

- Install bicycle racks, bicycle storage lockers and bicycle pathway connections with the nearest city streets.
- Provide an information package on ridesharing, public transportation and nearby licensed childcare facilities to tenants or buyers.
- Provide attractive and convenient pedestrian facilities linking each unit and common areas to the city's pedestrian facilities.

All projects of 20 or more dwelling units also must provide such trip reduction elements as laundry facilities, on-site child care or provisions for telecommuting; public transit shelters or pullouts; and a cash payment to support local transit services of trip reduction activities.

Any application for the construction or reconstruction of more than 5,000 square feet of commercial floor area must have:

- Information on ridesharing, public transportation and nearby child care facilities for employees.
- Bicycle racks or lockers and a shower facility to encourage bicycle commuting of employees.

Projects of more than 10,000 square feet of commercial floor area must have at least two of these trip reduction elements:

- On-site daycare for employees and customers.
- On-site banking ATMs or direct deposit of paychecks.
- Bus pull-outs, transit stops, shelters or other such amenities as required.
- Preferential parking for employees who carpool.
- A parking cashout program for employees.
- Facilities for telecommuting.
- Cash payments for local transit services or trip reduction activities.

The proposed survey of employees requires a "Transportation Summary" for each employee which specifies:

- Business name and employee identification
- Typical work schedule
- Employee's city of location or residence
- The nearest cross-street to the residence
- Employee's usual mode of transportation to and from work.

The information would be used to facilitate trip reduction programs by giving business owners employee match lists to help with the voluntary formation of carpools and giving transit operators data on geographic regions where large numbers of employees live.

Yet another section would create a system of discount cards for employee carpools to park free of charge in any municipal parking lot with 50 or more parking spaces.

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Government Expects to Sell Carmel Valley Ranch by August

An official of the Resolution Trust Corp. (RTC) said he expected Carmel Valley Ranch Resort to be sold by August, declaring it is an attractive property that had attracted "a tremendous amount of interest."

Chevis Hosea, vice president of the federal group running Landmark Land golf and resort properties after their takeover, said the RTC already had identified more than 100 potential, qualified bidders.

Hosea declined to say how much the government hoped to realize out of the sale of the Ranch's 100-unit hotel, golf course, tennis courts and the real estate associated with those operations.

"We're going to let the market determine the price," Hosea told the *Sun* from LaQuinta in Southern California where his unit of the RTC is located. "We have adequate interest—enough suitors so that the market can determine the price."

As an indication of what the Ranch might be worth, in 1990, Landmark entered into an agreement with American International Golf Resorts of the Bay Area to sell its part of it for some $60 million.

Privately owned homes and condominiums on the Ranch would not have been affected by the sale, nor are they affected by the government takeover.

The RTC seized Landmark and its properties because they were being financed in part by Oak Tree Savings in Louisiana, a Landmark subsidiary which Hosea said "had a negative capital base." The RTC was created in the wake of the savings and loan crisis mainly to market seized properties from failing savings and loans to realize what the government could out of them.

Praising the quality and expertise of Carmel Valley Ranch's existing management, Hosea said selling off Landmark's resorts "is a big job, but it's a pleasure to work with the people." The RTC's objective, he added, was "to let work what's working well" until new owners are found.

Cal Jepson, general manager of the Ranch, returned the compliment. He said the RTC left the Landmark management in place and was allowing it to continue to do its job. Whether the management would stay on after a sale would depend on the new owners.

Hosea said he expected the sale to be completed by the first of August. He said the sale of Carmel Valley Ranch and other Landmark properties would be by bids which would be opened around May 25.

Presently, he said RTC staff members are qualifying potential bidders and preparing a data room or data library at LaQuinta where potential bidders can go to learn about the properties.

"Tentatively, we hope to have the data room prepared and the bid packages available by mid-January," he said.

Under pressure from the government, Landmark tried several times in the past couple of years to sell off groups of its properties. But each time, the sales fell through, often because of federal objections to the proposed financing in which Landmark agreed to carry some of the debt.

Under questioning, Hosea said the RTC would be willing to agree to some form of seller financing on some properties. He said its goal would be that of any other seller—to make most profitable, safest sale possible.

Asked about the effect on Carmel Valley Ranch's members, Hosea said "regular, dues-paying membership will not be impaired."

He added, however, that non-dues paying or lifetime members would have their interests converted, "with equitable compensation," into dues-paying memberships.

"The idea is to convert an operation that does not produce adequate cash flow to one that does produce adequate cash flow," he said.

Ted Goin, a manager at the Ranch, estimated it had about 250 golf members, some 210 of them in the lifetime or non-dues paying category.

Without going into detail, he said he thought the RTC's plan for converting those memberships to dues paying ones "is about as equitable a solution as they could find under the circumstances."

While properties seized from other failing S & L must sometimes be aggressively marketed, Hosea said that is not the case with Carmel Valley Ranch and other Landmark resorts. "We are not concentrating on marketing in this case because it is not necessary. These properties already have attracted international attention."

SPARKLING IN THE SUN, Carmel Valley Ranch Resort at Mid Valley is one of the Landmark Land resort properties that will be sold by the government which seized them earlier this year. A spokesman for the Resolution Trust Corp. said he expected the Ranch to be sold to a new owner by August.

Sun photo by Isabelle Hall

Tate Seeks Ranch's 1,200 Open Space Acres

The regional park district staff is exploring the possible purchase of 1,200 acres deeded to open space by Carmel Valley Ranch Resort now that it and its parent company have been taken over by government savings and loan regulators.

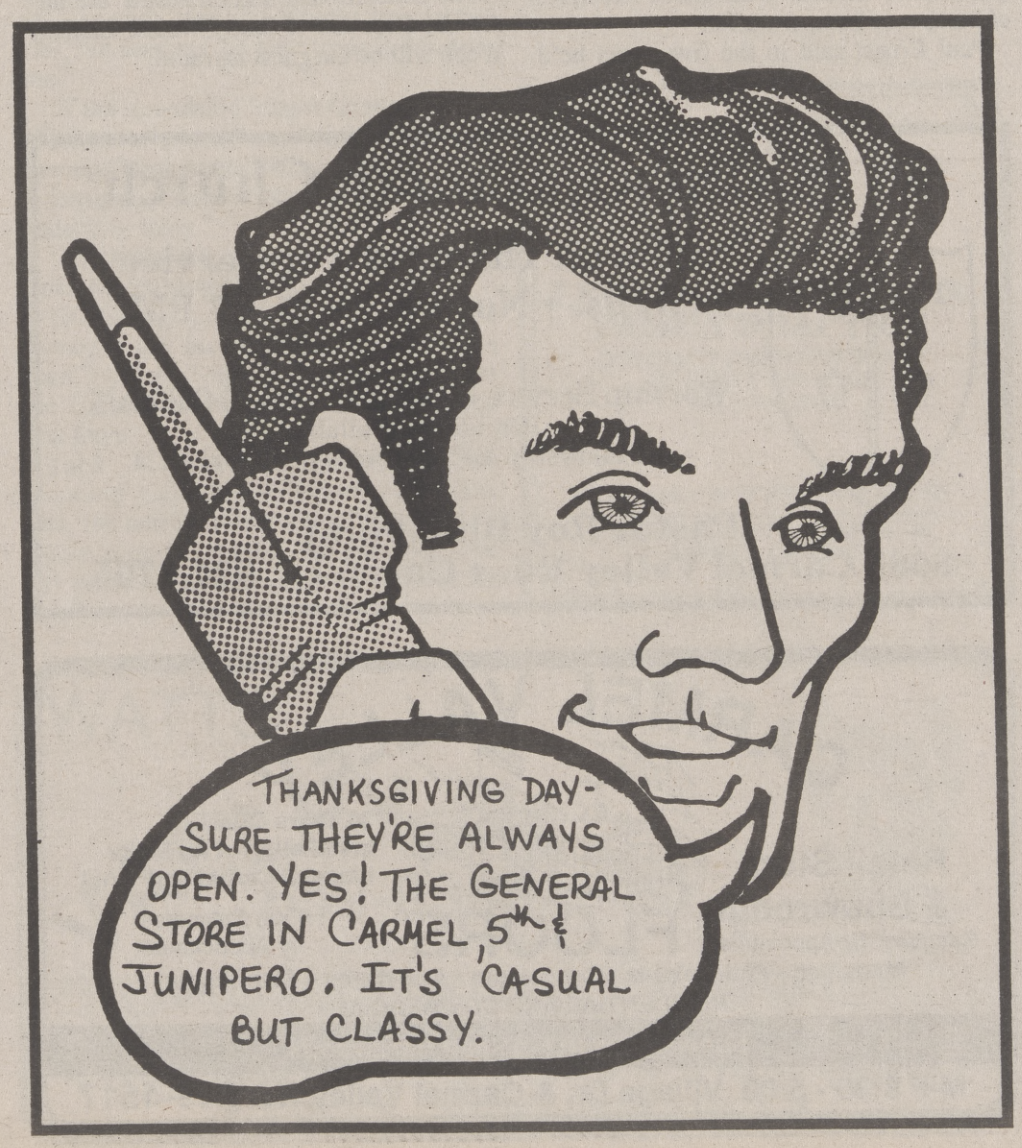
General Manager Gary Tate, emphasizing that he was pursuing a staff proposal that had not been reviewed by the board of directors, said he had contacted the Resolution Trust Corp. (RTC) which seized properties belonging to Landmark Land of Carmel.

The government acted because Landmark was using a New Orleans savings and loan to help finance its golf and resort operations, and the RTC was fearful it was overextended and could fail.

The 1,200 acres on the east side of the ranch and carries a trail easement dedicated to the regional park district. The property was the subject of a deeded easement when the Ranch was approved by county supervisors in 1978.

Tate said if the park district could acquire the open space, it "could do more in the way of management and maybe provide a few more trails."

An official of the RTC in LaQuinta, Chevis Hosea, who is responsible for the disposition of properties seized from Landmark Land, said he was not aware of Tate's interest, but would be willing to consider it.



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Caltrans Says Freeway Redesign Will Ease Impact

Continued from front page

ther consideration after being told by Caltrans that if the county tried to switch the funds earmarked for the freeway to another project it likely would lose the money.

"This will be a very scenic highway," said Greg Albright, Hatton Canyon project coordinator for Caltrans of the design known as Alternative 1C Modified. "Frankly, this will be one of the most attractive roads in the state."

But he acknowledged that Hatton Canyon "will not be as attractive as a canyon without a highway."

Albright said the height of the road in the Barnyard area would be dropped from 60 feet to 23 feet high in response to objections to the original design. He showed computer-generated photos of what the new design would look like with revegetation.

The redesign also would reduce the impact on the canyon's wetlands, he said although willows just north of the Carmel Valley Road near Highway 1 would be eliminated by the planned interchange.

Through the canyon, the highway has been redesigned for a 55 mile per hour speed rather than 70, Albright said. "It allowed us to make a little sharper turns and reduce the impact," he said.

Areas have been set aside for fencing to preserve Hickman's onions, funds put aside for revegetation and the proposed destruction of native Monterey pines scaled back, he said.

Residents spoke both for and against the project. Environmentalists objected to the loss of wetlands and Monterey pines and to putting a highway in a wildlands area. Proponents complained about long delays when traveling from their homes in the Carmel Highlands area and fears about delays in emergency medical transport from their homes.

Albright also described some alternatives to the Hatton Canyon Freeway, including four laning Highway 1, which is supported by a coalition of groups battling the freeway in federal court.

But as Caltrans has for years, Albright argued that the alternatives do not provide long term traffic solutions. The existing level of traffic already is beyond the capacity that could be handled by additional lanes on Highway 1 and signals, Albright said.

More than 60,000 cars drive on a portion of Highway 1 every 24 hour period, and that number increases by about 20 percent during the summer, Albright said. About two-thirds of the cars "want to get past Carmel and go to the Valley floor," he said.

Also arguing against widening Highway 1 is the fact that 20 driveways and 10 local roads connect with the highway in the stretch between Carpenter and Rio Road, he said.

Jerry Laumer, Caltrans district director for planning and programming, warned agency members Monterey County could lose funds set aside for the Hatton Canyon Freeway if the county tried to switch it to another county project. The freeway is estimated to cost about $36 million.

He also said he doubted if the California Transportation Commission would want to put $8 to $10 million toward a cheaper project which would not meet the long-term needs of the area.

"If they county were to attempt to move the money around, they stand a great risk of losing that money," Laumer said. "There are a lot of folks up north who would love to have it."

Terrell Watt, a planning consultant from San Francisco, said, "We're at another critical crossroads on the project." Representing the City of Carmel, the Hatton Canyon Coalition and the Sierra Club, Watt said the photos presented by Caltrans were "remarkable for what they don't show."

Lacking was a ground view of a large Carmel Valley interchange and of the Rio Road overpass, she said. "The photo presentation is very misleading," she said. She handed out a newspaper printed two years ago by groups which oppose the freeway which showed the Carmel Valley interchange. Albright later told the *Sun* the photo in the newspaper was not very realistic in relation to the current design.

Linda Smith ,who spoke as a representative for Friends of Carmel Forest and Friends of Pescadero Canyon, said, "The destruction of the environment has been going on throughout my life....the Hatton Canyon is a crucial part of the native pine forest and is a sanctuary for people as well," she said.

Joseph Noto, a retired Carmel dentist spoke in favor of the freeway. He said he objected to four-laning of Highway 1. "I speak for two granddaughters who will be attending Carmel High School. I don't want to see the present Highway1 widened causing increased traffic hazards to future high school students. It will produce increased noise and air pollution. Please don't tell me we have10 1/2 acres of wetlands that must be preserved at the expense of the public."

Lois Starnes, a Carmel resident who said she was reading a letter from a Carmel Highland's resident who was ill and could not attend, said, "there is a feeling of anger when you leave home and find the highway blocked for five miles."

Another Carmel Highlands resident showed a video which pictured bumper to bumper traffic on Highway 1. "I'm greatly concerned about the ability to receive emergency care," he said. "I have seen five miles of bumper to bumper traffic.

Paul Ernest said in the five years he'd lived in the Highlands, he'd only seen traffic backed up like that once. "Drive on freeways in the Bay area and you'll learn what gridlock is," he said.

Gerry Gromko, Monterey County public works director, said by state law the level of service has to be brought up from F to E on Highway 1. Currently, the Carmel Valley intersection is at level F for 14 hours per day, according to a Caltrans fact sheet.

Albright said projected traffic volumes indicated additional congestion and delay will occur for longer periods of time each day. There is a misconception that the entire traffic problem is the result of congestion at Highway 1 and Carmel Valley Road, he said. But the congestions exists as a result of traffic volumes that are greater than can be efficiently served by the existing highway between Rio Road and Ocean Avenue, he argued

Boehlje, Koontz Win All-League Honors

Wide receiver Sean Boehlje and defensive lineman Kyle Koontz of Carmel High were named to the all-MTAL football team. Both are seniors.

Palma High of Salinas, perennial champion of the Mission Trail Athletic League, dominated the squad, placing seven defensive and two offensive players on it. Palma also captured lineman, defensive player and coach of the year honors.

For the Padres, who finished with a 2-4 league mark, sophomore quarterback John Geisler, lineman Timber Trotter and safety Larry Brooks gained second team honors.

Padres Jon Spaulding, Jeff Saunders, Marc Colliard, Jon Tedrow, Dustin Nagai, Ben Thompson, Evi Plata, Lance Thompson, Brandon Taylor, Cho Prasert, and Marc Garza won honorable mention for their play.

High School Concert Thursday at Sunset

The Carmel High School Music Department will present a winter concert titled "T'was the Night Before..." Dec. 3 at 7 p.m. at Sunset Center in Carmel. No admission will be charged but donations will be appreciated.

The concert band and orchestra are under the direction of Betsy Walsh. Lindsay Webb will be the guest narrator.

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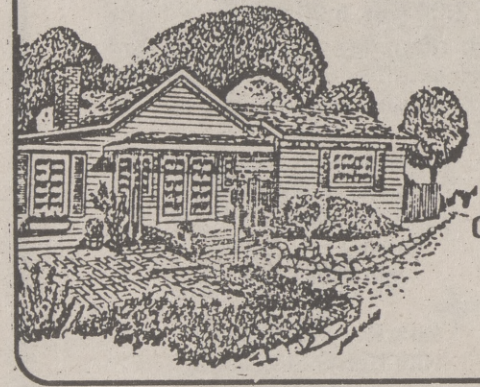

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PRESIDING OVER THE SUNSET CENTER TASK FORCE, center above, was Linda Anderson. The committee plans to ask the City Council for the money to fund a feasibility study for the remodeling of the popular theater in the old school.
Sun photo by Isabelle Hall

Mayor Supports Sunset Remodel

Continued from front page

cultural center, "I know it can be done. I really believe that the money is available in this community."

The task force found itself in a quandary of being unable to go to the community to raise funds without a feasibility study and renderings or a model to depict the remodeled theater. Members felt they could not ask for donations from the community to pay for the original study.

The proposal recommended last February by the Community and Cultural Commission involves renovation of the 730-seat theater, home to the world-famous Bach Festival, which is virtually unchanged from the time when it was the Sunset school auditorium. White made it a major part of his election platform.

Patrick Harrington, a member of a Portland, Ore., architectural firm that specializes in such renovations, told the group it would cost them about $30,000 to get the preliminary work done if the overall project was worth about $3 to $4 million as some of the task force believes.

"You can only go to the City Council so many times," said Chairwoman Linda Anderson. "If we could get them to say yes once...the way it looks now in this city, we may not be able to do a bond issue."

"If the remodeled Sunset Center has viability, you have to start out on the right footing," commented Hilton Bialek. "You at least have to have the money to do the feasibility study."

"So that's the money we need to get from the city council," Anderson said.

"If the city council won't give us the money to ask for the feasibility study, it's dead," warned Toni Jepson, who represents the Carmel Business Association on the task force.

Jack Kennedy, representing the Planning Commission which he chairs, said, the current city budget has "almost a whole page of deferred maintenance..The city might be willing to spend $30,000 for this."

Kennedy referred to Acting City Administrator Greg D'Ambrosio's position, approved by the council, to defer about $600,000 in capital improvements and maintenance in the 1992-93 budget until the 1993-94 budget is approved in March.

"I'm not saying we shouldn't make the request," Benjamin said. "But we need to feel confident it can be done. It's going to be $2 million to $4.5 or $5 million."

"How do you know that?" asked Rich Hughett, chairman of Friends of Sunset Center. "It could be $15 million."

"The city's owned this facility for 27 years," White said. "For what we get out of it, we haven't spent much."

Harrington met with the task force at no expense at the request of task force member John Thodos, a Carmel architect, Anderson said. He is a principal of the firm of Broome, Oringdulph, O'Toole, Rudolf, Boles & Associates which handled a $42 million theater project in Portland.

After his explanations of the procedure, the committee agreed to ask the council in February for funds to hire an architect who would provide a full team of experts to prepare a feasibility plan for Sunset Center.

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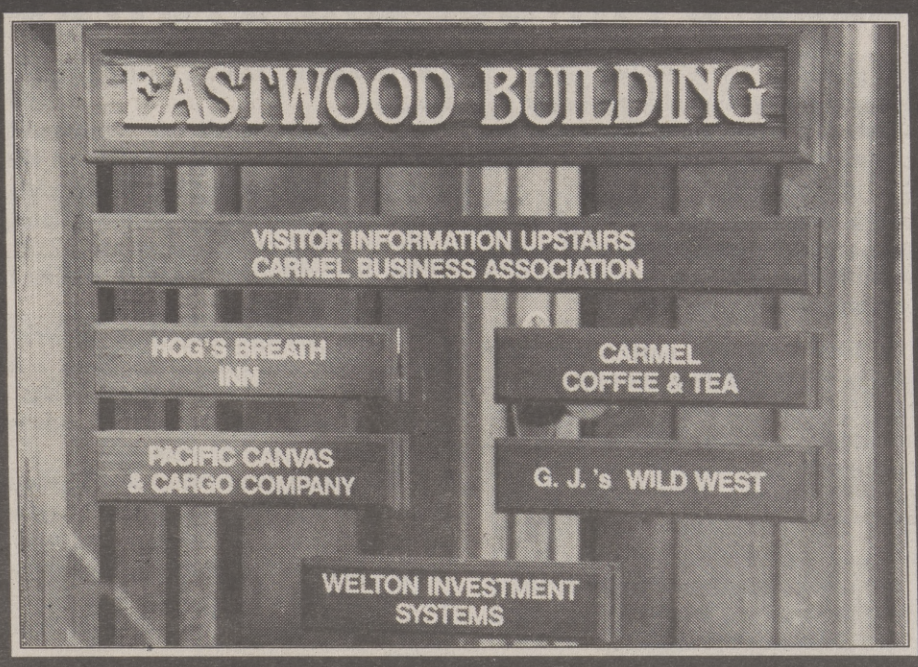

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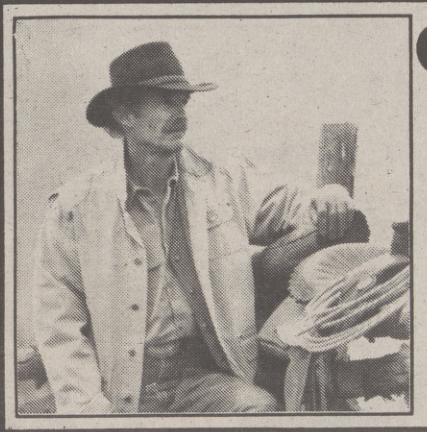

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Bazaars Attract Big Crowds; Mark Start of Yule Season

Photostory by Carolyn Rice

Shoppers thronged holiday bazaars on the peninsula last weekend as Christmas tree lots began going up and residents started picking up Yule gifts.

At the Homecrafters Marketplace at Sunset Center in Carmel, streams of people were on hand at 9:30 a.m. even though it was advertised to start at 10 a.m.

"It's like a garage sale," said Erin Kenyon of Carmel Valley, commenting on all the early arrivals. It was her first year at the marketplace, and she had Christmas tree topiaries made with live ivy and decorated with bows and berries. She said she started growing them last March and displayed them along with candle topiaries. By 11 a.m., she'd sold the 40 or so topiaries she'd brought and said she would be back next year "provided they let me come."

More than 300 local craftsman displayed their wares at the Homecrafters. They must vie for booth space prior to the fair, and a jury judges the exhibitor's displays. A few unlucky souls aren't invited back the next year so that some space is always available for newcomers.

Joan Vandervort, who coordinates the event, said this policy brings new items to the bazaar each year. But, she said it's hard on her because sometimes her personal favorites are the ones to go. She abides by the judges scoring though, she said.

Pat and Sheridan Weinstein from Tiburon who bought a large painted ceramic salad bowl, said it's the best fair they've found. "We go to quite a few around Northern California," Sheridan Weinstein said. "The quality here is very good. We came last year, and we'll be back again next year."

People who can make a decision do best at bazaars. He who hesitates often sees an admired piece go to someone else. At the *quilt booth, one woman waited patiently* while another woman held a wall hanging and admired it for about five minutes before finally making the decision to buy.

Merchandise included handpainted silk scarves, quilts, jam, watercolors, jewelry, silk-screened T-shirts, wooden furniture, photos, dried arrangements, stained glass boxes and stuffed animals.

Ray Schockey from San Juan Bautista said his wife was home making more garlic chains and dried corn arrangements to hang on doors while he came to sell them.

"I'd rather woodcarve," he said. "But I can't make a living at that." Their decoration business started as a hobby but 10 years ago he quit his construction job to work fulltime on their bazaar business. "We do around 20 or 25 (fairs) a year," he said.

A sweater with a needlepoint Santa Claus was offered for $250 as was a large teddy bear dressed in a tie and vest. In the stained glass booth, a heart necklace on a ribbon could be purchased for $2.50 or $3.50 depending on whether it was the large or small size.

Fair goers parked their cars as far away as Monte Verde and 13th street. "This is like old home week," Mary Kaye Watts of Carmel Valley said to two friends she hadn't seen for several months.

A few blocks away the United Methodist Women at the Church of the Wayfarer served pumpkin, persimmon and walnut cookies and cranberry pie to customers who took advantage of the sunny day and to sit outside on the patio overlooking the church garden.

Terri Brazinsky, a church member who made a number of crafts for the bazaar, said the church ladies really had fun a few days earlier when they created gingerbread houses for the sale.

Shoppers seeking an especially good bargain know to go to the bazaars late in the afternoon. What goods remain may be reduced in price.

The Friends of Hospice were marking down items at their bazaar held in the San Carlos Cathedral Hall. A Hospice volunteer said many people had come, and sales had been brisk Saturday and at the opening event Friday night.

Over at the Community Church of the Monterey Peninsula on Carmel Valley Road, the aroma of fresh fried German donuts filled the air. Willie Johnson was selling the "Judge's Fudge" which had been made by a retired judge who is a church member. He said last year by the end of the day, he was completely sold out.

HOMECRAFTERS Marketplace at Sunset Center on Saturday, top, drew a large crowd. Above right, former Carmel Mayor Jean Grace, with her granddaughter, Samantha Chapman, in her arms, chatted with Carmel Valley artist Miguel Dominguez. Right, Ann Hartman, of Carmel, Doris Peterson of Pacific Grove and Sheila Moore of Carmel worked at the Church of the Wayfarer bazaar. Bottom right, Jeannie Smith, Kitty Miller and Jenni Little of Carmel, served cranberry pie, gingerbread pound cake and pumpkin-persimmon cookies at the Church of the Wayfarer bazaar.

FRIENDS OF HOSPICE VOLUNTEERS Dolores Johnson of Pebble Beach and Diane Segelbacher of Carmel worked in the "Old and New" booth at the organization's fundraiser at San Carlos Cathedral Hall in Monterey.

Sun photos by Carolyn Rice

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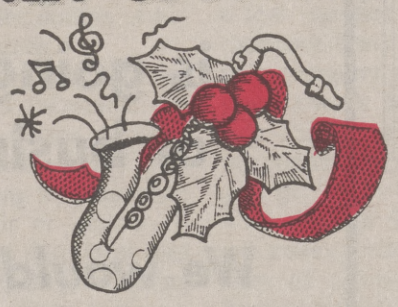

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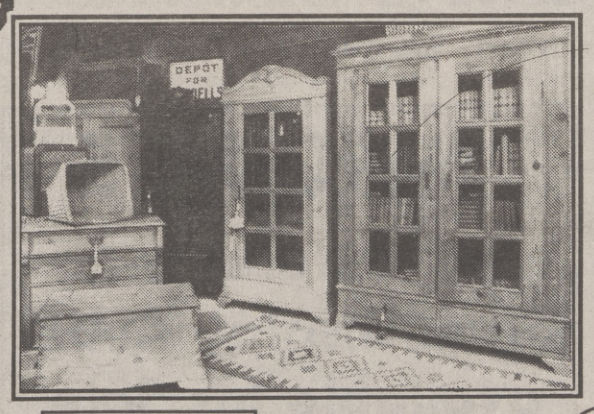

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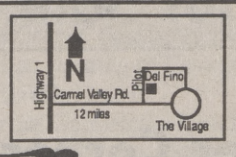

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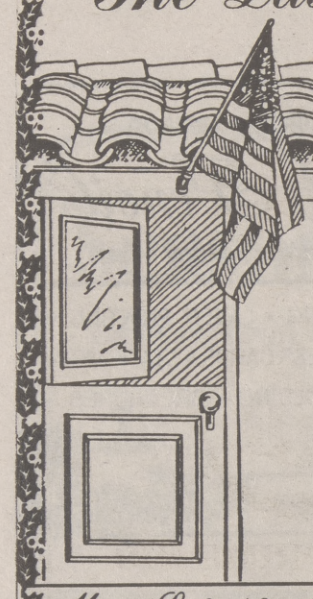

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BY MARK EATON

With the holiday season here, there is a good availability of conifers in local nurseries. Brought in from growers primarily to do service as live Christmas trees, this is perhaps the best time of year to shop for many conifers, period.

A conifer is simply defined as a cone-bearing plant which almost always has relatively stiff needle-like foliage (*Podocarpus* being one notable exception).

For those of us who have spent the better part of our lives in California, we don't really relate to the term "evergreen" in the same way as a person who has lived for a long time in the cold winter states of the North, Northeast and Midwest. Visitors from cold winter states are amazed at how many plants here stay green in the winter; virtually the only plants that stay green all year in their gardens have cones and bear needle-like leaves, so they call them "evergreens." Here in California, especially near the coast, we grow literally hundreds of broadleaved varieties that stay green year round, to say nothing of the dozens of native plants which are evergreen.

AUSTRIAN PINE

If I'm helping a customer at the nursery, who speaks with a discernible, say Chicago, accent and that person wants to see "what we have in evergreens," I'm pretty sure that he's looking for plants like pine, spruce, cypress, fir or juniper. If someone I know as a long time local asks about evergreens, I figure they're talking about the majority of the plants in the entire nursery.

Now the guy recently from Chicago may not have figured out that most of the plants around here with broad leaves don't drop their foliage in the winter. But, when he does, it's going to be quite a revelation. At his new home near the coast, he may not even allow a coniferous plant anywhere on the property. He may feel that the Monterey pines, Monterey Cypress and Coast Redwoods look like something out of a midwest garden and don't belong in this land of broadleaved evergreens.

But an escallonia just wouldn't cut it as a live Christmas tree. I've seen people string lights and hang ornaments on their *Ficus Benjamina*, but there'e something just a bit too "L.A.-ish" about it, like wearing leather loafers without socks.

So give me a nice conifer for a live Christmas tree. I have a gorgeous specimen of a Colorado Blue spruce variety called "Fat Albert" planted in a 17-inch pot. In its container it stands about 5-1/2 feet tall. This will be the third year we use it as our Christmas tree. My kids are 5-1/2, 4 and 2-1/2 so they're young enough to simply refer to it as "The Christmas tree."

When I travel to colder climates I like to look at the nice specimens of conifers in the different gardens. With the exception of a few varieties of cold hardy hollies and rhododendrons, the conifers may be the only evergreen plant in these gardens. The grass always being greener on the other side, I'd like to see more of these interesting conifers in our local gardens. Next time you get up to Golden Gate Park, take a walk through Strybing Arboretum. There are some excellent specimens of a wide variety of conifers to see. Check out the James Noble Conifer Collection which features around 500 different plants manly in the dwarf and medium-sized range.

Most varieties of conifers grow pretty well here on the Monterey Peninsula, they appreciate the coolness of the ocean influence. Some varieties of fir, spruce and yew may not look the best after a few years if one is not careful about monitoring insect attacks. Our lack of winter freezing, especially on the coast prevents insects from being wiped out over the winter and some of the plants may suffer for it. This may explain why the Colorado spruces grown around my mother's home near Grass Valley in the Sierra foothills look so healthy in spite of the summer heat emanating from the Sacramento Valley: it can get pretty cold there in the winter and snow and the insects probably don't have much of a chance.

Nevertheless there are some pretty nice conifer specimens around the peninsula including the "Fat Albert" blue spruce whose foliage I hose down while I water to help the spider mites away.

It reminds me that we are blessed with a climate where an incredible diversity of plants can be grown. So get down to the nursery and take a look at those live Christmas trees!

DISCOVERY – THE LIVELY ARTS

By Barbara Rose Shuler

One of the tricky aspects of reviewing plays as compared to other arts—visual, literary, film, recording—is that the performance seen by the critic may not be representative of the quality of the rest of the run. In theater there are many variables, some of them quite subtle, that can alter the impact of a show from one night to another.

While consistency and excellence is the goal, there are usually "up" shows and "down" shows in an extended run of a play. I suspect that I caught an off night at the Indoor Forest Theater last Friday when I attended an evening of George Bernard Shaw's "Heartbreak House."

Marcia Gambrell Hovick has gathered a strong cast for this Shaw masterpiece including professional actor Karner Benjamin who is worth more than the price of admission all by himself. Most of these actors have performed before in Shaw's wonderful but demanding plays and bring a wealth of style and experience to "Heartbreak House.

The problem with the show I saw—with the exception of one obvious and unfortunate technical failure—arose from a series of minor weaknesses that taken together produced an unsteady show. Pacing was uneven. Some transitions seemed too slow, others too fast. Energy seemed low for some of the actors. "Heartbreak House" runs unusually long which means that it is especially important that every part of it be tight, polished and engaging.

On the plus side you have a splendid play full of Shavian humor and sagacity, a workable, intelligent staging by Hovick and Benjamin, and a cast of able performers who can bring the material to life.

In spite of the problems of the Friday performance, I recommend this Staff Players season opener as an enjoyable evening of theater by a company which has a knack for staging the works of the good Mr. Shaw. By the way, "Heartbreak House" is said to be Shaw's own favorite of the plays he wrote. Look for a brilliant performance by Karner Benjamin and solid work by other local actors including Alan Smith, Mary Ann Schaupp, Susan Crain, Ellie Dunn and Keith Decker. The show plays Friday and Saturday of Thanksgiving weekend, extended because of its popularity with local audiences.

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FUN-IN-THE-SUN

BY DAVE LYON

By the time you all read this, there will be approximately 29 shopping days left before Christmas. Which means, if you're anything like me, you still have 271/2 days to procrastinate before doing any real holiday purchasing. Besides, everyone knows the real bargains can be found at the last minute, so why knock yourself out before you really have to? Better to concentrate on who to cross off your Christmas card list because you didn't hear from them last year.

You know, it's like those dreams everyone has about being back in school, and you haven't been to class, and you don't know anything, and it's the day of the final, or you can't find the classroom? I have the same dream every year at this time that it's Christmas morning, and everyone is sitting around, and I haven't gotten anyone anything! So each year, I make a pledge to do better, or at least go shopping earlier, and that brings me to the next paragraph.

The 5th annual Tularcitos TOY FAIRE will be held at the school multipurpose room on the 5th of next month. This is a really great chance for kids out there to find a new home for all those good, unused toys hanging around (check the back of your closet, under the dirty clothes) and make some hard cash. And, equally as good, parents can come to the Toy Faire and find an abundance of toys to buy and pass on to their own kids. Call the CVCYC office at 659-3983, or check the Tularcitos Newsletter for info on how you can sign-up for a table.

The registration cost is only five bux, and all money raised by each kid is theirs to keep.

Yes, put some cash in your pocket, some room in your closet, and some joy in your heart; get out to the Toy Faire Dec. 5. The Toy Faire is a big annual event, sponsored by your local CVCYC and the Tularcitos School. Kids from any local school are welcome to join in.

The sale will run from 9:30 until noon on the 5th Remember, you must pre-register for a table if you have stuff to sell.

As you finish your Thanksgiving dinner this week, please take a minute to pause and reflect on the year gone by and ask yourself, "have I been naughty, or nice?"

Your CVCYC needs to know, and needs to know soon, because two weeks from now, yes, Santa is coming. Please stop by the CVCYC office at #25 Ford Road and let our manager, Debi, know wether you have been naughty or nice during this past year. The results of this informal survey will be passed on to Santa when he arrives here in the Valley on the 12th of next month! Any kids coming in and claiming to have been good must bring a note from their parents!

Yes, the big annual Santa's Fly-In is happening Dec. 12, and unless you've been naughty, there's no reason to miss it. Santa will arrive at 11 a.m. at the Carmel Valley Airfield. Everyone is ;encouraged to get out there early to enjoy pastries and hot drinks while waiting for Santa.

Hey, kids, don't forget to buy a raffle ticket before the Fly-In. The names of one lucky Valley boy and girl will be drawn, and the two winners will get to ride with Santa in his sleigh during the Fly-In Parade. Tickets cost only $1 and are now on sale at the CVCYC office, Plaza Linda Restaurant, Carmel Valley Market, Village Pizzeria, Village Market, Valley Business Service, Hacienda Video; Thai Bistro and Village Florist. You can buy as many tickets as you wish.

Following the Santa Fly-In Parade, everyone is invited to gather at the Valley Community Center for an afternoon of games, fun and food.

Through the park, there will be game booths for the kids and a lively nativity scene put on by the Wellspring Church. There will be food for everyone, including a bake sale and special Moosehead Egg Nog for the adults. There will be toys for sale (hey, good time to do that Christmas shopping) and live performances by the Carmel Ballet Academy and the Peninsula Harmony Company.

Oops, I almost forgot to mention the kids' bike parade. All you kids out there are invited to meet at the airfield before the Fly-In with your decorated bikes. There will be a special place in the parade for all decorated bikes, with a prize awarded later for the best entry. Start planning your bike decorations right now.

TULARCITOS KINDERGARTEN TEACHERS Holly Decker, Carol Covell and Judi Leavelle have worked with parents and school officials to replace a climber torn down last spring on playground at right. *Sun photo by Carolyn Rice*

Tularcitos Kindergarten Teachers Lead Drive for Play Set for Tots

Three Tularcitos School kindergarten teachers had no idea when they took their education courses in college that arranging for bulldozers, sand and materials to build a $17,5000 playground set would turn out to be part of their job.

But with their leadership and a lot of help from parents, the school and the community, they are now looking forward to the installation of a 29 by 34 foot playground set complete with slides, decks and climbing rings.

Building playgrounds isn't part of the teachers' job descriptions. But they saw the need and volunteered for the job after the Carmel Unified School District condemned an old, rotting fort-type play structure which stood near the kindergarten building.

The teachers were upset when told that the old structure would be torn down, but when the three of them climbed on it, "It swayed," Judi Leavelle said, and they agreed it was unsafe for their 90 students.

So the three, Leavelle, Holly Decker and Carol Covell, have been working with Tularcitos principal Karin Camilli and parents to secure a new play structure. They hope it can be erected during the winter break.

"It has taken a lot of hours," Covell said. But all agreed on the importance of a climbing structure for children to develop their motor skills. Since the old fort was demolished last summer, "We have nothing to stretch them physically," Decker said.

Covell said the equipment also will help the children develop social skills and learn cooperation as they play on it. The teachers said eventually they would like to build a storefront type village around the outside of the climber.

The school district said it had no money for a new climber, so $7,000 which Tularcitos received from volunteer work at the U.S. Open was designated for the equipment along with $5,000 more from the Tularcitos Parent Club.

"The staff and parents agreed the kindergarten playground equipment was the No. 1 priority at the school," Leavelle said. The structure and shipping will cost about $12,500 and site preparation with bulldozer work and building of a sand pile enclosed by cement blocks will add about $5,000 more.

Parents organized a nickel drive throughout the Valley, and cans for donations placed in local businesses brought in about $750. Parents Robyn DiLorenzo and Carol Davis headed this drive, Leavelle said. The teachers praised the support the community has given the project.

Parent club president Jeannie Hale and another parent, Robin Montana-Krebs, were able to obtain a $4,000 grant from AT&T and $1,000 from Upjohn.

The teachers and parents have solicited volunteer labor from parents and local companies.

"It's amazing how many people have volunteered," Decker said. The Ranchers' Day Committee has pledged $650, Hilldebrand Trucking $500, Victoria Rugg $150 and Mark and Lee Rankin $100. Brownie troop #2084 gave $80. The kindergarten bake sale at the fall carnival raised $500 and a popsicle sale at the Surfin' Safari netted $200.

Parents Jim Sommerville, Mike Mahoney and Rankin will do site preparation work, building the footings and masonry where the climber with its slides, tunnels and decks will sit.

"We're still asking for sand," Leavelle said. Two companies, Hilldebrand Trucking and PSTS, and Sommerville have volunteered to haul the sand if a donor is found.

Before construction can begin a playground safety consultant will visit the site to make sure the equipment and installation meet stiff new state codes implemented in 1990, Leavelle said. State codes require the equipment be wheelchair accessible, so a wooden ramp will be built over the sand, Leavelle said.

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OUT AND ABOUT

BY ISABELLE HALL

People keep asking me if I'm ready for Thanksgiving. I wonder if it is ready for me.

Thinking of Thanksgivings past, they always revolved around a special feast. My earliest memories are of waking up to the smell of onions cooking in butter as my mother prepared her dressing for the turkey. It was a smell I hated as a child. In fact, I have always hated the idea of savory foods at breakfast-time. My stomach simply can't handle anything beyond fruit, cereal or breads. Somehow or other I raised a daughter who loves whatever was left from dinner the next morning. She will eat pizza, Chinese duck, cold mashed turnips and broccoli, virtually anything but what I consider normal breakfast fare. I can't stand to watch.

Mixed in with the smell of onions cooking would be the odor of burnt feathers as my mother singed the turkey. Now that I think about it, I wonder how I ever managed to eat the dinner but somehow my stomach would settle down as the day wore on, and it all tasted delicious.

An ultra-keen sense of smell and a delicate stomach have plagued me all my life so I don't start cooking anything early on Thanksgiving Day. I am looking forward to it, however, as a true day off, a day when I need not think about anything to do with work.

Stan will enjoy the day equally doing what for him is the supreme relaxation—watching football. Not only does he move his mind into a total football mode, it creates a lot of excitement for him. Sometimes I think he feels every tackle, catches every pass, makes every run. He moans when his team loses and cheers them on when they do well, usually scaring the dogs and cats. We both wish that I enjoyed it enough to sit with him but, I don't.

My idea of relaxing is to read the New York Times leisurely, if not at the breakfast table, then back in bed on plumped up pillows. I will have an argument with myself all the while about going swimming. I desperately need the exercise and it makes me feel great, but oh what an effort it can be on a cold, dreary day to drive myself to the pool, put on my bathing suit shivering in the cold and then get into the blue water.

Once I am under the water, it is as if I were a fish. The water is like a warm, friendly blanket enveloping me and at the same time freeing my whole body. The laps become a familiar routine, the water seems warm compared to the cold air. In the lanes beside me are people I have known for years, mostly only by their first names. We are a little community of hardy souls trying to keep fit.

On the way home I will stop at Point Lobos, surely one of the most beautiful parks in America. I never tire of walking the paths, my only problem being which one to choose, the climb through the tall pines high above the wild water on the north or the meandering western trails by the open ocean. It is most exciting in the winter when the tides are lower or higher and the swells can be enormous.

Somehow I think Thanksgiving Day should be spent outdoors as much as possible. When we lived in Virginia, I used to get Stan out between football games to wander the heavily wooded forest behind our house.

Comforted by the thought my turkey was slowly roasting in the oven, we would tramp the usually soggy woods—it always seemed to be raining—admiring the ferns, often digging them up to transfer to our garden at the forest's edge. It was such a relief not to think about covering the news in the nation's capitol for at least one day.

This was also the time when we would buy our live Christmas tree. At the three houses we have owned, there is a group of at least three evergreen trees, usually blue spruce or pine, which we planted. At Thanksgiving, Stan would dig a hole and prepare it for the tree which we would keep carefully watered inside while it was decorated for Christmas. Virtually the day after Christmas, we would strip the tree and rush it outside to its waiting home. We always had big trees and I often wonder what they look like now at our houses in McLean, Virginia and Bloomfield Hills, Mich.

I am having a difficult time with this Thanksgiving. I keep thinking about what dreadful shape this country is in. How could we have come from what really was a kinder, gentler time just about 30 years ago to this mess? What happened to our values? When did people stop worrying about paying their bills and turn to borrowing?

Don't the nation's so-called leaders realize that they have spent and borrowed the country into a debt so enormous it is incomprehensible. Don't they know that there is a tomorrow, and it's going to be a mighty bleak one if we don't change our ways. What kind of a signal does it send to you and me when government at every level, from city council to congress, keeps spending beyond its means?

I don't understand how the state of California can keep passing laws mandating programs that require money not only at the state level but at every other level of government.

What if all the governing bodies in America, from the Carmel City Council to the Congress of the United States and the President, took a one-month vacation?

I want to stand up and shout, "Hey that's my money you're spending."

When politicians talk about getting this grant or that loan, it seems as if they never stop to think that it's all our money no matter what pot it comes out of. They're spending and borrowing faster than we can earn it.

I have a suggestion that I know will be unpopular. What if all the governing bodies in America, from the Carmel City Council to the water management board, the air quality board, the transportation agency, the board of supervisors, the Coastal Commission, the state legislature, the Congress of the United States and the President of the United States all took a one-month vacation.

Let them all close up their offices and go away for 30 days, pass no laws, spend no money, make no decisions.

During this hiatus, the country could go about its business knowing that at least for a month no more damage could be done. At the same time, all these politicians could go somewhere like Point Lobos and clear their minds and think about how they're going to get us out of this mess.

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Police Say Call to Verify Fund Raising

The Carmel Police Association urges citizens to call them and verify any solicitation calls they receive during the association's fund raising drive if they have questions.

Officer Terry Chandler, president of the association, said there had been "about three or four incidents" with someone representing themselves as the police association which is in the midst of a drive to raise funds to help seniors, educate children about drugs and support the Carmel Youth Center.

Chandler said, "Get the name of the people soliciting, their telephoine number and who they are soliciting for, do not use a credit card if you wish to donate and, if you have any doubts, don't give up cash if they offer to come to your house and pick up the money. Be sure to get the person's identification and check the address or call the police to verify that the caller is legitimate.

He said the association's address is P.O. Box 4793. It's telephone number is 624-6403.

A fund raising drive with direct telephone calls to residents is also underway by the California Narcotics Officers Association. This has generated complaints to the Sheriff's Office with one woman this week upset that a caller had threatened to come to her house and arrest her.

Carmel Gets 4.73 Percent Interest

Carmel officials report the city's Local AGency Investment Fund reserves totaled $1,782,938 as of Oct. 31. The effective yield on the investment is 4.73 percent compared to a yield of 6.719 percent a year ago.

BURCHELL REALTY, which has been operating in Carmel since 1920, is in the center of a commercial section of the city proposed for designation as an historic district.The building is at the corner of Ocean and Dolores.

Sun photo by Isabelle Hall

Architectural Preservation Passes

Continued from page 5

plus its relationship to the surrounding environment.

As an incentive for historical designation, the ordinance waives fees for building permits and planning applications and allows certain deviations from the building code and zoning standards. They are the same incentives that are in the Village Preservation Ordinance.

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Volunteers of America, Bay Area Inc.
by
Douglas M. Pease, CFP

When Charlie told me he had just sent the IRS a check for $630,000 to close his mother's estate, I couldn't tell if he was moaning or bragging. Apparently, Charlie's mother had not explored lifetime gifts to heirs, bequests, charitable gifts, or a charitable remainder trust...or any other estate transfer strategy. She just died, Charlie got some, and the IRS got the rest.
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Cancer Victims Take No-Smoking Message to Middle School Class

Two men who both smoked for 40 years advised Carmel Middle School students not to start. Representatives of The Lost Chords, Mark Sincoff of Carmel and Beau Mulé of Monterey, told sixth grade health students they had both paid a high price for their years of smoking.

They have both undergone a laryngectomy—removal of the larynx. "We're the lucky ones," Sincoff said. "We're still alive."

Members of The Lost Chords, an American Cancer Society (ACS) group for people who have had a laryngectomy, decided to speak to school students in Carmel and Salinas as part of the Great American Smokeout last Thursday. Nancy Hardy, Cancer Society patient services director, said "because of their own condition, they felt this would be a very strong message."

Several devices enable people who've undergone laryngectomies to speak. Hardy said some are implanted surgically while others are hand held and used by putting a tube in the mouth. Voice quality ranges from sounding like a computer produced voice to a voice which sounds like someone with a cold, she said. The implants are a relatively new device and some people who use them have a fairly natural sounding voice, she said.

Mulé spoke with the aid of a hand held device, and his voice had a computer produced sound to it. He told the students he smoked about 10 cigars a day and did not inhale, but he told them he still suffered cancer of the larnyx. In addition, he said he was also exposed to second hand smoke by his wife who smoked about two packs of cigarettes a day.

Sincoff, an attorney, said he smoked four or five cigarettes each day, a pipe and cigars, and his wife also was a heavy smoker.

The men showed a Cancer Society video which said cigarettes contain more than 4,000 chemicals, and that tobacco is a poison. More Americans have been killed by tobacco than in all the wars fought by the U.S., according to the Cancer Society The organization said people get just as addicted to tobacco as to heroin.

The video accused tobacco companies of trying to attract children to become smokers in order to stay in business. Children can become addicted to tobacco after smoking as few as four cigarettes, the video said, claiming about 4,000 to 5,000 children become addicted every day.

Attacking cigarette advertising, the Cancer Society said the tobacco companies try to convince people they will be more popular, rich and successful if they smoke. For girls the ads create an image of a slim, sexy girl and for boys its a tough, macho image, it said.

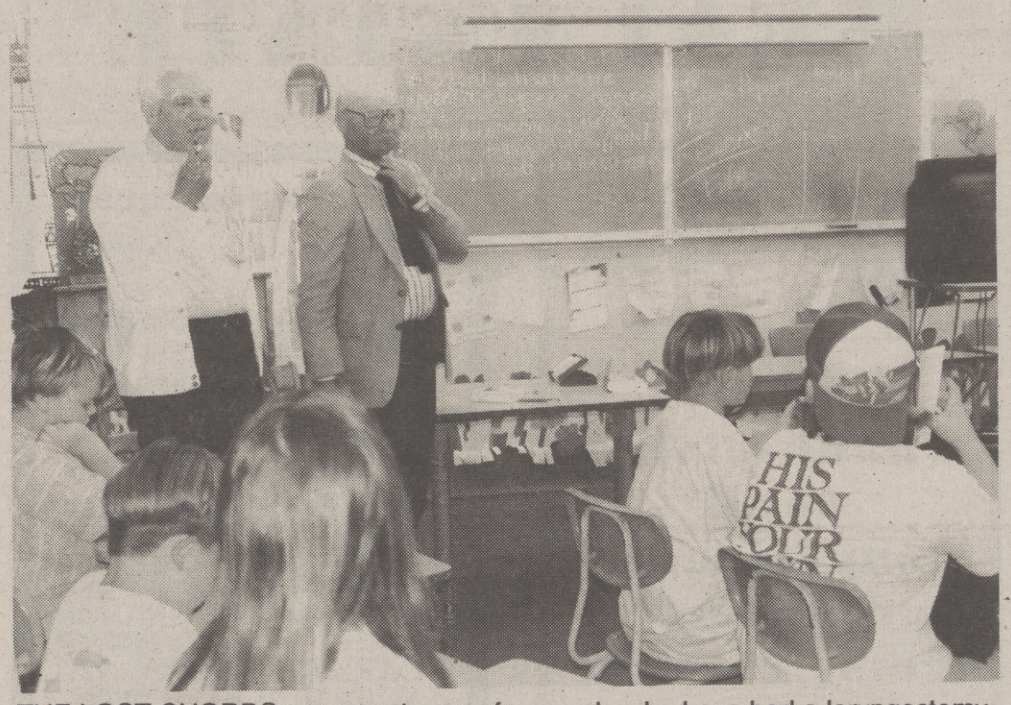
Teenagers rebel, and smoking is a good way to reflect rebellion against parents, according to the Cancer Society. Teens also may take up the habit because they want to belong to a group and think they must smoke to belong.

The more trouble a child has in school academically, the more likely he or she is to smoke, it said. Seventy-five percent of school dropouts smoke, according to the organization. Eighty-five percent of drug users smoke. And 95 percent of teens who are in jail smoke.

When students asked Sincoff and Mulé why they started smoking, they both said for the reasons outlined by the video. "Just don't start," Sincoff suggested. But if a person can quit for about a week, they can usually quit for good, he said.

Angel Brown, a student, said she had helped her dad stop. "I asked him never to smoke around me," she said.

Dawn Dufresne, the health class teacher, asked the students to bring in ads for cigarette smoking the next day. "The class will make ads that tell the truth about smoking," she said.



THE LOST CHORDS, a support group for people who have had a laryngectomy, sent representatives to Carmel Middle School to discourage tobacco use. Beau Mulé of Monterey and Mark Sincoff told students about their former tobacco use and encouraged them to avoid tobacco products. *Sun photo by Carolyn Rice*

SAYING GOODBYE TO CUSTOMERS, David Maradei celebrated his retirement from the Carmel-by-the-Sea Post Office Friday after 15 years. Members of the Carmel Residents Association of which he is president provided cake and coffee for postal patrons. Among well-wishers were from left to right, Councilwoman Barbara Brooks, Police Capt. Don Fuselier and Lou Ungaretti. *Sun photo by Isabelle Hall*

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Rancho San Carlos Debated

Continued from front page

Attorney Brian Finegan, representing Rancho San Carlos, told commissioners that if they would also approve a land use map, "that will give us some direction" for the development of the ranch.

The figures in the ranch's document differed slightly from those announced two weeks ago at a news conference when Gray said 300 residential sites would be developed with 50 employee houses, a 150-unit hotel, golf course and small commercial center to serve residents' basic needs.

"The county staff has come up with sound recommendations for the ranch," said Gray. "It can be within traffic and water limitations."

Finegan said the number of units mentioned in the Rancho San Carlos document are for the 16,967 acres that fall within the GMPAP. "There could be more (development) in the Carmel Valley Master Plan," Finegan said.

"I'm not seeing a total Rancho San Carlos presentation?" questioned Commissioner Marit Evans. "We've not talked about anything in the Carmel Valley Master Plan....so there may be more units that I know nothing about?"

"We're not talking about a project," said Director Robert Slimmon of the County Planning Department.

"We are talking numbers," insisted Commissioner Jo Stallard.

Gray later told *The Sun* the 350 homes and 150 hotel units ranch managers have been proposing are for the whole ranch although 250 homes could be built within the Carmel Valley Master plan jurisdiction alone. "If we went in an applied for that, people would go crazy. We're not going to do that," he said.

Environmentalists and nearby land owners who came to voice concerns about development on the ranch also were told by Chairman Mo Orrett that the commission was not considering any specific project proposal at this time but just land use designation.

The planning staff recommended a "resource conservation" land designation—a category which ensures conservation of resources while allowing some limited use. "Residential uses are not a primary use in this category and will be allowed only if the applicant can demonstrate that conservation values are not compromised," the staff report said. Density for residential uses, if allowed, shall range from 10 acres to 160 acres per unit.

Rancho San Carlos currently has no land use designation following a 1985 law suit against the county by the Oppenheimer family, former ranch owners. Superior Court Judge Harkjoon Paik ruled the GMPAP was flawed because the permanent grazing land designation with 160 acre minimum density with clustering was approved without Planning Commission consideration.

Several people who own cabins at White Rock which adjoins Rancho San Carlos said they were worried they might lose their hunting rights. Steve Grant, a White Rock Club trustee, said, "You can't fire a weapon in Carmel Valley, and I'm afraid new regulations will spill over onto White Rock."

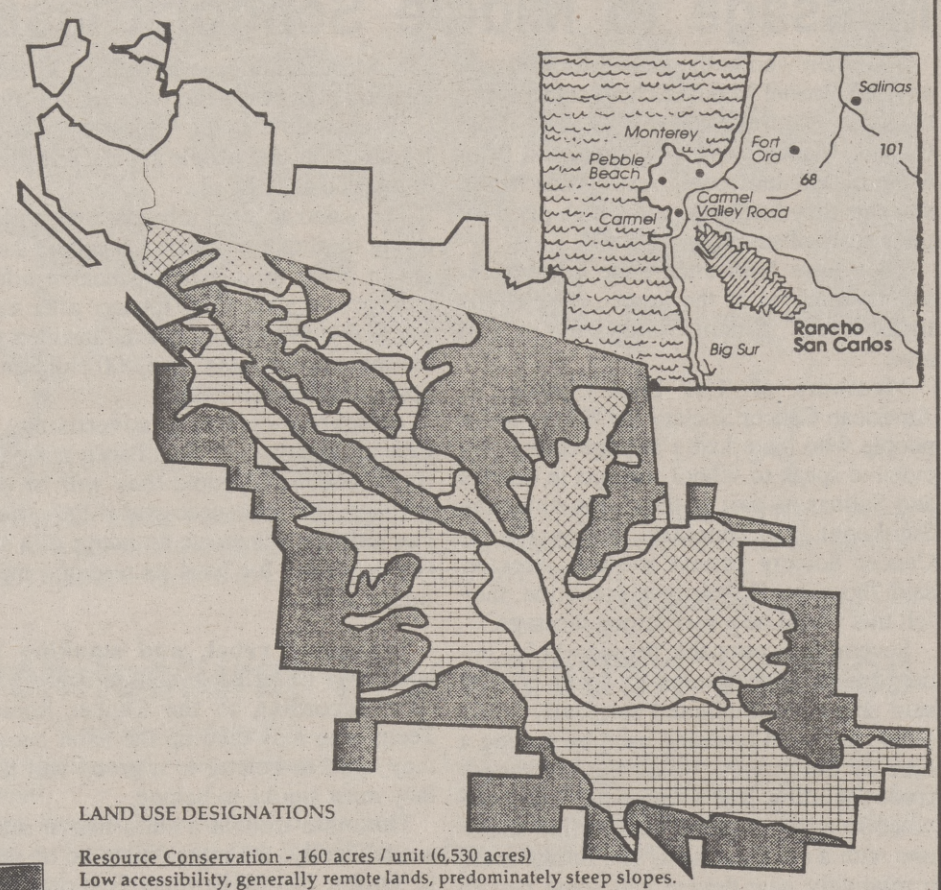
Ileene Crane-Franks said she thought the proposed 5,000 square feet of proposed commercial space would not be enough. "It needs to be increased to meet the need of residents and keep them off the road," she suggested.

Don Gruber, representing the Ventana Chapter of the Sierra Club, said he found the final Environmental Impact Report "completely perplexing." He called the report inadequate for proper land use designation. "The water connection between Rancho San Carlos and Carmel Valley is not sufficiently addressed," he said.

Gruber charged ranch development

Continued on page 24

Rancho San Carlos Land Use Plan



LAND USE DESIGNATIONS

Resource Conservation - 160 acres / unit (6,530 acres)
Low accessibility, generally remote lands, predominately steep slopes. Areas of chaparral, redwood groves, and riparian corridors. Scenic resources. High watershed value. Large areas suitable for conservation. Very limited suitability for residential use, clustering not appropriate.

Resource Conservation - 40 acres / unit (7,950 acres) Accessible, flat to moderately sloping lands. Variety of resources, unsuitable for grazing. Some critical watershed areas, currently degraded and in need of enhancement. Conducive to clustering of residences.

Rural Grazing - 40 acres / unit (5,000 acres)
Accessible, flat to moderately sloping lands. Moderately suitable for managed grazing and limited crop production. Conducive to clustering residences.

Resident and Guest Services (440 acres)
Highly accessible, centrally located, flat lands. Historical and operational core of ranch. Road system hub. Place for resident and guest services.

OFFICIALS OF RANCHO San Carlos have urged the county Planning Commission to adopt the above land-use map for the nearly 17,000 acres of the property which lies within the Greater Monterey Peninsula Area Plan (GMPAP).

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HOME SALES

The following property sales were recorded in the office of the Monterey County Recorder from November 2, through November 15, 1992. The information is taken from records available to the public. Sale prices are estimated on the basis of transfer tax paid to the county.

The Sun makes every effort to report these sales accurately, but anyone should consult a Realtor or other investment professional before taking action based on this information.

Carmel

3 SE CASANOVA/13TH. Ronald and Phyllis N. Wasserman to Walter J. and Linda Mc Carthy, Jr. $825,000.

SAN ANTONIO NEAR 9TH. Craig and Elaine Cook to Albert A. and June B. Fitzpatrick. $1,007,500.

Greater Carmel

4905 MONTEREY STREET. Roberta G. Baird to Joan Bard. $324,000.

24498 SAN MATEO AVENUE. Peterson Goodwyn Co. VII to Lacy W. Buck. $80,000.

25588 HATTON ROAD. Robert J. and Christy A. Lyman to Davis Factor, Jr. $775,000.

26291 MESA PLACE. Thomas H. and Sun J. Cannon to Barbara A. Manning. $435,000.

25881 RANCHO ALTO DRIVE. Walter A. and Doris G. Klees to Zachary L. and Wendy L. Sass. $375,000.

Carmel Valley

920 CARMEL VALLEY ROAD. Pearl K. Williams to Steve and Jolanta Parker. $444,000.

10130 OAKWOOD CIRCLE. Scott C. and Diane F. Green to Frederick D. and Teresa M. Sturdivant. $707,000.

8724 VIA DEL CINCO. Comerica Bank-california to Michael K. and Victoria L. Mc Millan. $525,000.

Pacific Grove

1715 SUNSET DRIVE. Stephen C. and Anna M. Neal to Michael and Joyce G. Kapp. $850,000.

2856 FOREST HILL BOULEVARD. David W. and Carol A. Phillips to Daniel P. and Debra A. Beck. $385,000.

Pebble Beach

SCENIC DRIVE. Royal H. and Martha H. Seward to Witold and Valeska Ostrowski. $267,000.

1540 DEER PATH. Gloria Melba Huntley to Jon A. and Kristen K. Joseph. $670,000.

17 MILE DRIVE. A. Salam Qureishi to Peter and Carol A. Read, Jr. $3,500,000.

Realtors Raise Funds for Xmas

The Carmel Association of Realtors will join more than 100 boards of Realtors throughout the state again this Christmas to participate in the annual CanTree Campaign.

"This is the largest single charitable event in which our association is involved," said Sandy McLeod of Allied C-21, Carmel. "Over the past four years working together with the Monterey Peninsula Board of Realtors, we have been able to collect more than $250,000 worth of perishable foods for the people who need it the most."

The campaign runs Dec. 5 through Dec. 19. McLeod said that for every dollar donated "a full dollar's worth of food reaches a hungry family right here in Monterey County."

Volunteers are neded. Call McLeod at 625-5965.

Elections Delayed Again, Board Starts over on Redistricting Map

A year after they approved an initial redistricting map, County supervisors are back where they started. If they can not come up with an acceptable plan by February, Carmel Valley stands a good chance of being divided and split between two districts.

Federal Judge William Ingram of San Jose, delaying a scheduled, special election in three of the five districts from March 2 to June 8, told the supervisors to try to get the U. S. Justice Department to approve the new map that it prefers.

Ingram acted after hearing week-long arguments over which of two competing maps he should impose—one proposed by an attorney representing the Hispanic group La Raza which would divide Carmel Valley in two, or one promoted by North County residents. The North County group mounted the successful Nov. 3 campaign in which voters rejected by a two-to-one margin a second map the supervisors had approved on April 7.

The supervisors were scheduled to meet in closed session on the issue Tuesday.

Two weeks ago, the supervisors threw their support behind a plan being promoted by the North County group that mounted Measure A.

County Counsel Doug Holland said, however, that Ingram's order moves the process back to square one, and supervisors can submit any map they want to the Justice Department.

In a one-page order, Ingram said if the supervisors can not get a map approved by the Justice Department by Feb. 26, he will impose a temporary one to allow supervisors to be elected in the June 8 election.

The election for seats now held by Supervisors Karin Strasser Kauffman, Sam Karas and Judy Pennycook already has been delayed twice by the legal battle over redrawing the supervisorial lines to reflect the 1990 census. It originally was supposed to be held in June of this year.

If the decision is left up to him, Ingram also said that he was inclined to accept the map proposed by attorney Joaquin Avila, who represents Latino groups battling for two strongly Hispanic districts. Hispanics make up 34 percent of the county's population, according to the latest census, but have not elected a member of the board in over 100 years.

La Raza challenged in court the first map that the supervisors approved in November of last year on the grounds that it provided only a single strongly Hispanic district. In response, the supervisors, led by Strasser Kauffman, approved a second map on April 7.

That map was challenged by North County residents because it placed them in a long district with South County.

The map that Ingram said he was inclined to accept would not only split Carmel Valley, which historically has been in the fifth district. It would create two Latino districts of about 60 percent majority and re-united Seaside and Marina in a district that would include most of Fort Ord.

Seaside and Marina also challenged the April 7 map, arguing it split their black and Asian populations, thus diluting their political strength.

The La Raza-supported map also would renumber the districts so that the traditionally North County District No. 1 would be moved to the strongest Latino district in Salinas.

This would cost the job of Pennycook, who was appointed to the board by Gov. Pete Wilson to replace Marc Del Piero who took a job one the State Water Resources Control Board.

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Judge Finds Gates Guilty of Violating His Probation in Water Case

A Superior Court judge ruled Tuesday that Don Gates, 74-year-old embattled owner of the of Cachagua Mutual Water Co., had violated terms of his probation by not reporting each month to his probation officer.

Judge William Wunderlich ordered Gates to report to his probation officer in December and January and return to court Jan. 26 for sentencing and a formal hearing on whether he has completed all court ordered improvements to the water company.

Wunderlich told Gates if he has completed all the improvements, it would have an bearing on his sentencing. "Mr. Gates seems to be complying although not within the time frame," Wunderlich said.

"Everyone is in a whole lot better shape than they were when the pipes were on the top of the ground and the water system was frozen," said Wunderlich, referring to the a record freeze in December 1990 which left some residents without water for two months and prompted court action against Gates.

"I'm not saying Mr. Gates is a saint," Wunderlich said. "But progress is being made."

Gates was found guilty of a felony charge of selling unregistered shares in the water system, which is designed to serve 18 residences. Wunderlich ordered him to provide proper securities for the company's shareholders and bring the system up to code.

Gates was sentenced to two years in state prison in April for failing to repair the water system, but was released in July to enable him to work on it.

Gate's probation officer, Violet Dougherty, said he had reported in just once on July 15 and failed to report to the probation office in the months since then.

Gates said he phoned the office each month but the receptionist had said Dougherty was not there. Dougherty testified she had received no messages from the receptionist that Gates had called..

Wunderlich concluded Gates had failed to report to his probation officer as ordered by the court.

Gates was required by Wunderlich to make all the improvements to the water system within 120 days of his release from prison last April. The 120 day period was over Nov. 3. Wunderlich asked if Gates had deeded the wells over to the water company. His attorney Jamison Cox, said it had been completed by Nov. 4, one day later than the allotted time period.

David Cunningham, a Cachagua resident served by the water company, told *The Sun*, "Water still comes out of the tap. It's not so much what we have today. It's what we'll have in the future that worries me. I'm worried about Gates getting to walk out of here without completing the things he need to complete for us to have a water system we have some control over."

Cunningham said the system wasn't being supplied with water from the so called "barn" well yet.

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Drop It: Our office is located at 10 E. Carmel Valley Road, in Carmel Valley Village across from White Oak Plaza.

Phone It: Call us at **659-4855**

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THE SUN

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VALLEY PHOTO. DEBI EFFRON 659-5963.

VICTORIA RUGG STUDIO. 659-3403. 1/

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LEGAL NOTICES

LEGAL NOTICE

NOTICE OF PETITION TO ADMINISTER ESTATE OF ANNA CHRISTINA LA BORN
Filed: November 23, 1992
CASE # MP 12320

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of **ANNA CHRISTINA LA BORN**

A PETITION has been filed by WILLIAM JOSEPH LA BORN in the Superior Court of California, County of Monterey.

THE PETITION requests that WILLIAM JOSEPH LA BORN be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on December 18, 1992 at 9:30 A.M. in Dept. A located at 1200 Aguajito Road, Monterey, California 93940.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in section 9100 of the California Probate Code. The time for filing claims will not expire before four months from the hearing date noticed above.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a formal Request for Special Notice of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in section 1250 of the California Probate Code. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
Christopher C. Cayce
Harrow and Cayce
2150 Garden Road Suite B-2
Monterey CA 93940

(s) Christopher C. Cayce,
Attorney for Petitioner

This notice was mailed on November 20, 1992, at Monterey California.

Publication Dates: Nov. 25, Dec. 3, 10, 17, 1992 *The Weekly Sun*

-PUBLIC NOTICE-

FICTITIOUS BUSINESS NAME STATEMENT
Filed November 6, 1992
File No. F921836

The following person(s) is (are) doing business as:
CAFFE CLASSICO
Ocean Ave. Between Mission & San Carlos
Carmel CA 93921
JAY S. WIENER
7106 Brooktree Way
San José CA 95120

This business is conducted by husband and wife.

Registrant commenced to transact business under the fictitious business name listed above on November 6, 1992.

(s) Jay S. Wiener

This statement was filed with the County Clerk of Monterey County on date indicated by file stamp above.

CERTIFICATION: I hereby certify that the foregoing is a correct copy of the original in my office.
ERNEST A. MAGGINI, County Clerk
Nov. 12, 19, 25, Dec. 3, 1992.
The Weekly Sun.

-PUBLIC NOTICE-

NOTICE TO BIDDERS
Bid No. 92-28A

NOTICE IS HEREBY GIVEN that the Carmel Unified School District of Monterey County, California, acting by and through its Governing Board, hereinafter referred to as the District, will receive up to, but not later than 11:00 o'clock a.m. of the 8th day of December, 1992, sealed bids for the award of a lease, for a term of one (1) year for surplus real property located at the Carmel Middle School site - Parcel A.

Such bids shall be received in the office of the Governing Board of said District located at 4380 Carmel Valley Road (1/2 mile east of Highway 1, Carmel, California, and shall be opened and publicly read aloud at the above stated time and place.

Each bid must conform and be responsive to this invitation. Copies of the lease agreement and property description are on file and may be obtained in the office of said Board at the above address.

The District reserves the right to reject any or all bids, to waive any irregularities or informalities in the bids or in the bidding.

No bidder may withdraw his bid for a period of thirty days after the date set for the opening of bids.

(s) Vance Baldwin
Secretary, Governing Board
Carmel Unified School District
Monterey County, California

Publication:
11/19, 25, Dec. 3, 1992
The Weekly Sun

-PUBLIC NOTICE-

NOTICE TO BIDDERS
Bid No. 92-28B

NOTICE IS HEREBY GIVEN that the Carmel Unified School District of Monterey County, California, acting by and through its Governing Board, hereinafter referred to as the District, will receive up to, but not later than 11:00 o'clock a.m. of the 8th day of December, 1992, sealed bids for the award of a lease, for a term of five (5) years for surplus real property located adjacent to Scarlett Road, Carmel, California - Parcel C.

Such bids shall be received in the office of the Governing Board of said District located at 4380 Carmel Valley Road (1/2 mile east of Highway 1, Carmel, California, and shall be opened and publicly read aloud at the above stated time and place.

Each bid must conform and be responsive to this invitation. Copies of the lease agreement and property description are on file and may be obtained in the office of said Board at the above address.

The District reserves the right to reject any or all bids, to waive any irregularities or informalities in the bids or in the bidding.

No bidder may withdraw his bid for a period of thirty days after the date set for the opening of bids.

(s) Vance Baldwin
Secretary, Governing Board
Carmel Unified School District
Monterey County, California

Publication:
11/19, 25, Dec. 3, 1992
The Weekly Sun

-PUBLIC NOTICE-

FICTITIOUS BUSINESS NAME STATEMENT
Filed November 13, 1992
File No. F921864

The following person(s) is (are) doing business as:
COMPETENT CARE PERSONNEL SERVICES
(P.O. Box 984)
9 Delfino Place
Carmel Valley CA 93924
ROBERT VERNON DUCKETT
130 Valle Vista
Carmel Valley CA 93924

Registrant commenced to transact business under the fictitious business name listed above on December 4, 1987.

(s) Robert Vernon Duckett

This statement was filed with the County Clerk of Monterey County on date indicated by file stamp above.

CERTIFICATION: I hereby certify that the foregoing is a correct copy of the original in my office.
ERNEST A. MAGGINI, County Clerk
Nov.19, 25, Dec. 3, 10, 1992.
The Weekly Sun.

-PUBLIC NOTICE-

FICTITIOUS BUSINESS NAME STATEMENT
Filed November 18, 1992
File No. F921886

The following person(s) is (are) doing business as:
OLD WORLD BAKERS
54 Holman Rd.
PO Box 1026
Carmel Valley CA 93924
Annette M. Pellett
54 Holman Rd.
Carmel Valley CA 93924
Roger L. Pellett
54 Holman Rd.
Carmel Valley CA 93924

This business is conducted by a husband and wife

Registrant commenced to transact business under the fictitious business name listed above on 11/18/92.

(s) Annette M. Pellett

This statement was filed with the County Clerk of Monterey County on date indicated by file stamp above.

CERTIFICATION: I hereby certify that the foregoing is a correct copy of the original in my office.
ERNEST A. MAGGINI, County Clerk
Nov. 25, Dec. 3, 10, 17, 1992.
The Weekly Sun.

-PUBLIC NOTICE-

FICTITIOUS BUSINESS NAME STATEMENT
Filed November 17, 1992
File No. F921880

The following person(s) is (are) doing business as:
THE PEOPLE LINK,
AN INTERNATIONAL CO.
1164 Sixth St. #2
Monterey CA 93940
Beverly A. Taylor
Same as above
Linda P. Silva
501 Camino Aguajito #309
Monterey CA 93940

This business is conducted by a general partnership.

Registrant commenced to transact business under the fictitious business name listed above on 11/17/92.

(s) Beverly A. Taylor

This statement was filed with the County Clerk of Monterey County on date indicated by file stamp above.

CERTIFICATION: I hereby certify that the foregoing is a correct copy of the original in my office.
ERNEST A. MAGGINI, County Clerk
Nov. 25, Dec. 3, 10, 17, 1992.
The Weekly Sun.

-PUBLIC NOTICE-

FICTITIOUS BUSINESS NAME STATEMENT
Filed October 27, 1992
File No. F921772

The following person(s) is (are) doing business as:
AMR PARAMEDICS
116 Hubbard Street
Santa Cruz, CA 95060
SANTA CRUZ AMBULANCE SERVICE
116 Hubbard Street
Santa Cruz, CA 95060
PAJARO VALLEY AMBULANCE
116 Hubbard Street
Santa Cruz, CA 95060

This business is conducted by a corporation.

Registrant commenced to transact business under the fictitious business name listed above on November 1, 1992.

(s) Santa Cruz Ambulance Service
Robert Allen, Vice President, Finance

This statement was filed with the County Clerk of Monterey County on date indicated by file stamp above.

CERTIFICATION: I hereby certify that the foregoing is a correct copy of the original in my office.
ERNEST A. MAGGINI, County Clerk
Nov. 12, 19, 25, Dec. 3, 1992.
The Weekly Sun.

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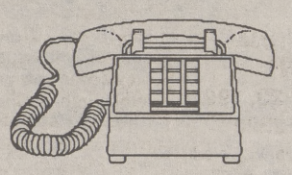

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Rancho San Carlos Hearing

Continued from page 20

proposals are "not an environmental proposal but a proposal to sell the environment."

Rick Smith, president of the Monterey County Board of Realtors, praised Rancho San Carlos. "I think they've gone out of their way to develop a good project."

Mary Ann "Corky" Matthews, a Native Plant Society member, said that certification of the final EIR would be premature. "The public has not had a chance to respond to it," she said.

Bill Patterson, saying his property is surrounded on three sides by Rancho San Carlos, commended the owners for their restraint. "They could have gone for a lot more units on the property. They have gone about it in a sensible way," he said.

Rod Mills, president of the Big Sur Land Trust, said, "These developers have offered to do something unparalleled." Mills who described himself as a refugee from Los Angeles, said, "I support their request for a combined land use plan. Let's hold them to their promises."

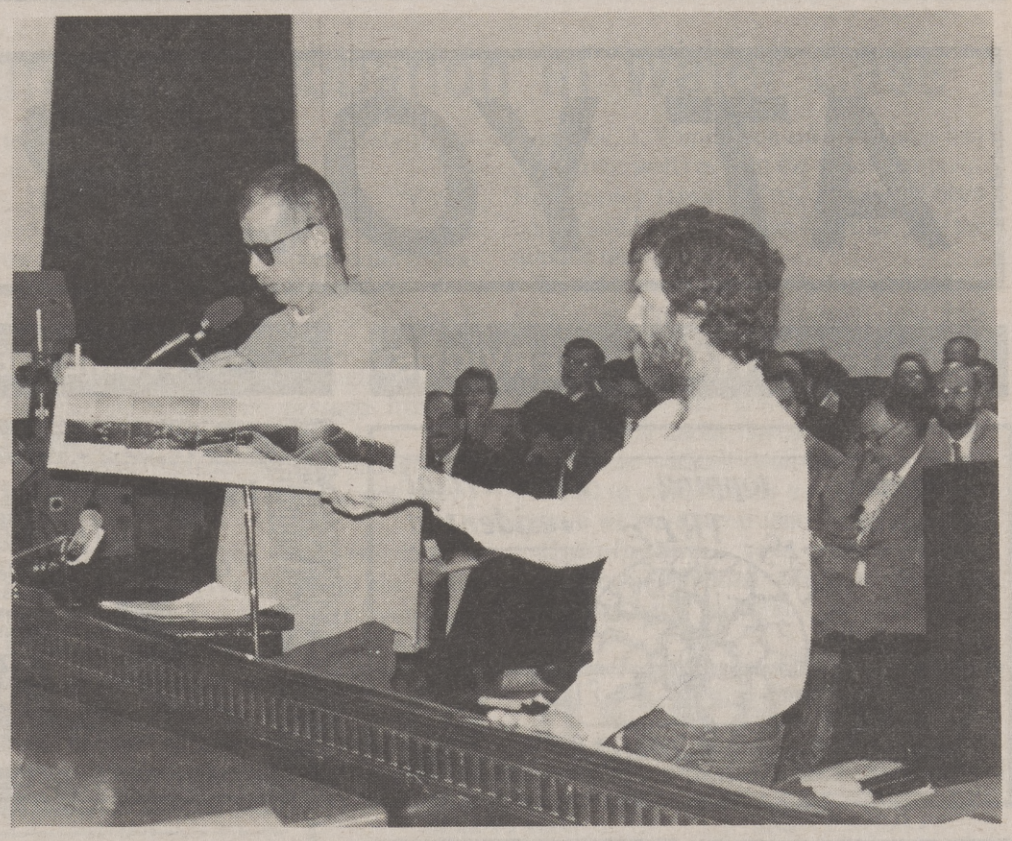
A land owner on Rancho San Carlos Road, Don Flint, said, "I don't think you could ever find anything better, and I support them."

Roger Williams, a Carmel Valley Property Owners Association director, said he believed Rancho San Carlos managers are sensitive to the environment but numerous questions about water and traffic still are unanswered. The CVPOA has not taken a position on the plans, he said.

Realtors Sponsor 11th Candy Cane Project

For the 11th year, the Carmel Association of Realtors will sponsor its Candy Cane Project to benefit lonely seniors or women and children who are victims of domestic violence.

The association puts christmas baskets of peppermint candy canes in the lobbies of Carmel-area banks beside their Christmas trees. Each cane has a tag suggesting an inexpensive present to buy for less than $5. You pick a candy cane, buy and wrap a gift and put it under the tree.



SIERRA CLUB MEMBERS Don Gruber and David Dilworth testified at the Rancho San Carlos land designation hearing at the Planning Commission on Nov. 18.
Sun photo by Carolyn Rice

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